



## **FOR SALE - OFFICE INVESTMENT/DEVELOPMENT OPPORTUNITY**

**Bryerton House, 129 High Street,  
Linlithgow, EH49 7EJ**

- Attractive town centre office/Class 2 premises
- Fully let with rent roll of £32,110 per annum exclusive
- Refurbished to a high quality standard throughout
- Potential residential development opportunity subject to planning
- Private parking



**LOCATION:**

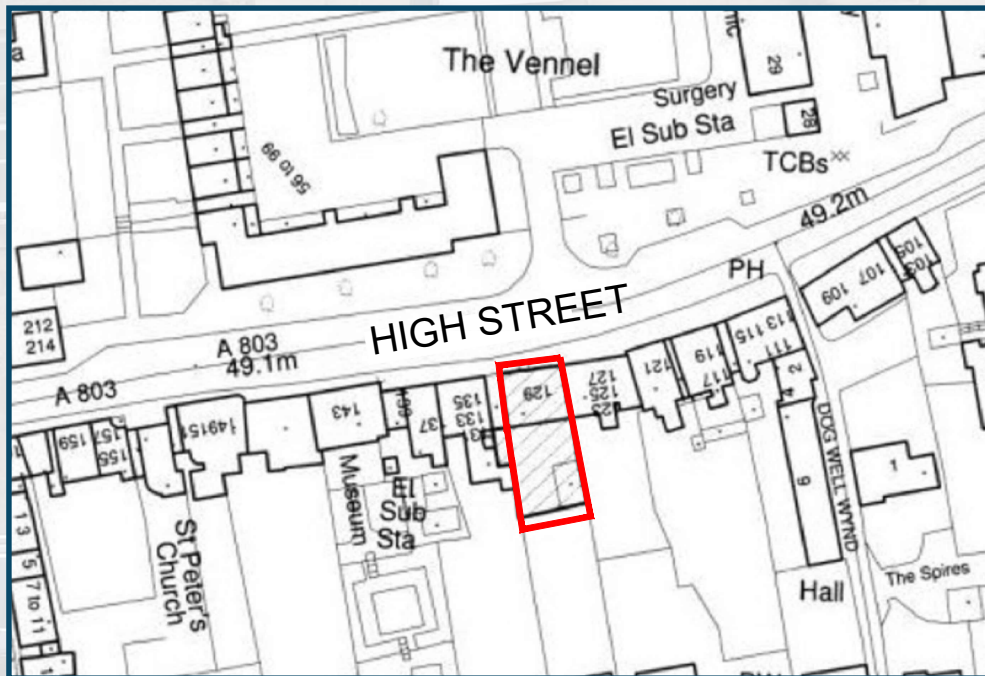
The subjects enjoy high profile location on the southern side of Linlithgow High Street (A803), forming part of the western extent of the main town centre, while lying within easy reach of Linlithgow Palace.

The surrounding area is given over to a variety commercial and residential usage with nearby occupiers including Subway, Jewellery by Design and The Football and Cricketers Arms.

Linlithgow itself lies astride the A803 road route approximately 10 miles to the east of Falkirk and some 20 miles west of Edinburgh. The town provides a traditional range of retail and leisure facilities and more extensive provisions are available within Falkirk which forms the main administrative centre for the surrounding district.

The town provides easy access to the central Scotland motorway network by the means of the M9 which lies immediately to the north, with Linlithgow also benefits from its position astride the main Edinburgh to Glasgow rail route.

The location of the subjects are shown on the appended plan.

**DESCRIPTION:**

The subjects comprise office/Class 2 premises, the main townhouse building fronting directly to Linlithgow High Street, which is 2 storey in height and of stone construction, contained under a pitched and slated roof. The subjects were comprehensively refurbished in 2001 and provide attractive accommodation throughout.

Thereafter a mews property lies to the rear of the main townhouse, this property being 1 storey and attic in height, of rendered brick/block construction, contained under a pitched and slated roof which incorporates dormer windows.

The subjects have the benefit of rear parking which is access from High Street by means of a pend. In addition to the car park the subjects also have the benefit of an area of garden ground.

129 High Street is arranged over ground and first floors to provide to accommodate 8 offices together with appropriate toilet and ancillary sections. The subjects are finished to a high-quality standard throughout including varnished timber floors, decorative stain glass window, moulded cornices, a gas fired stove, working window shutters and a gas fired central heating system.

The mews building has been utilised as a beauty salon for a considerable period, the ground floor providing a main salon area with rear toilet and kitchen facilities while the attic floor accommodates 2 treatment rooms. The subjects are finished to an attractive standard throughout, having the benefit from a gas fired central heating system.

**ACCOMMODATION:**

We would summarise the subjects accommodation as undernoted:-

129 High Street

Ground floor – Net internal area – 62.22 sq.m (670 sq.ft)

First floor – Net internal area – 71.76 sq.m (772 sq.ft)

Mews Building

Ground floor – Net internal area – 20.74 sq.m (223 sq.ft)

Attic floor – Net internal area – 14.48 sq.m (156 sq.ft)

**RATEABLE VALUE:**

Having regard to the Scottish Assessors Association Website we note that the subjects are entered in the current valuation roll in their existing format at a rateable value as undernoted:-

129 High Street

Ground floor –rateable value- £6,100 plus £400 parking.

First floor – rateable value - £4,150, £3,250 plus parking £200 and £200.

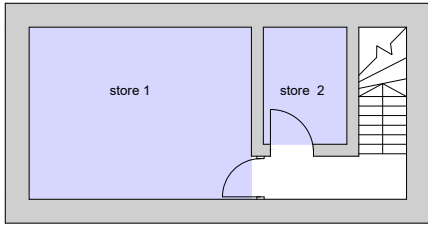
Mews Building

Rateable value - £3,900 plus £200 parking.

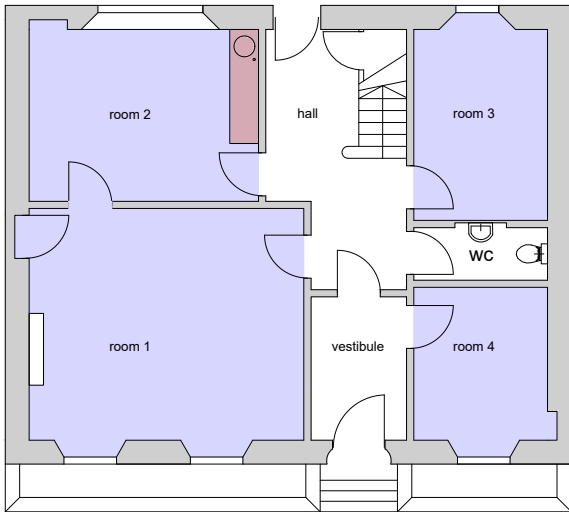
The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.



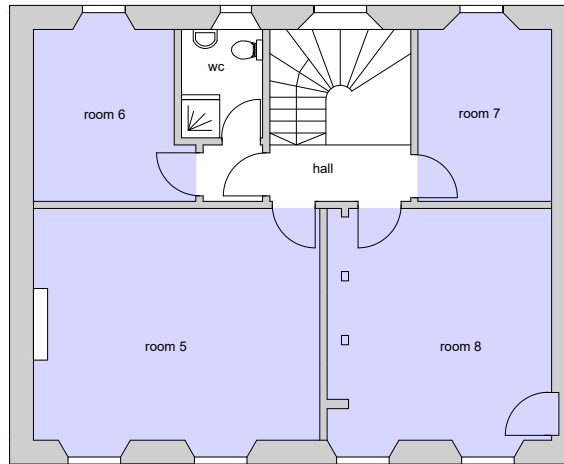




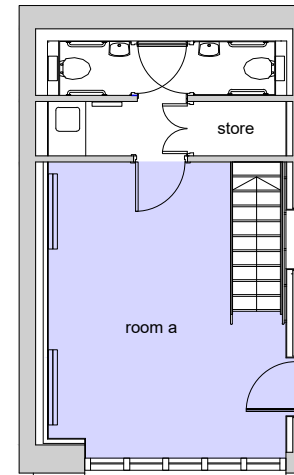
Basement Floor Plan



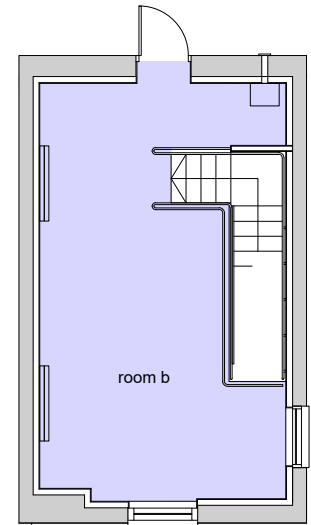
Ground Floor Plan



First Floor Plan



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BRYERTON HOUSE  
129 High Street  
Linlithgow

BRYERTON HOUSE ANNEX  
129 High Street  
Linlithgow



## LEASE TERMS

Property	Tenant	Lease Terms	Passing rental (pa exclusive)	Date Of Entry	Lease Term
129 High Street Ground floor	Edinburgh Architects	Internal repairing only	£11,310	01/02/2012	Rolling yearly lease
129 High Street First Floor	E.O.S	Internal repairing only	£13,600	27/08/2015	Rolling yearly lease
Mews Building	Catriona McCann	Internal repairing only	£7,200	04/05/2007	Rolling yearly lease

## PRICE

Offers over £395,000 exclusive are sought.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

## OFFERS FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP  
Unit 6a  
The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk

juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

## DATE OF ENTRY:

By agreement.

## VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3117

Date of publication: September 2023



## IMPORTANT NOTE

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