



EXTENSIVE SECURE YARD

- > IN CLOSE PROXIMITY TO M8 MOTORWAY
- > OFFERS OVER £30,000 PER ANNUM
- > PRICE ON APPLICATION
- > SITE EXTENDS 1.75 ACRES
- > LOCATED IN ARMADALE, WEST LOTHIAN
- > GOOD QUALITY OPEN STORAGE
- > RESIDENTIAL OR COMMERCIAL DEVELOPMENT POTENTIAL SUBJECT TO CONSENTS

FOR SALE/TO LET ON BEHALF OF

**Arnold
Clark**

7 NORTH STREET, ARMADALE, EH48 3QB

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
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**SHEPHERD**
COMMERCIAL

LOCATION

Armadale is an established West Lothian commuter town situated on the A89 trunk road which leads traffic east towards Bathgate and west towards Blackridge within the heart of West Lothian, approximately 10 miles west of Livingston. Armadale is located off junction four of the M8 motorway which is the main vehicular route that leads traffic from Edinburgh towards Glasgow through Scotland's central belt. Armadale is situated approximately 25 miles to the west of Edinburgh and 26 miles to the east of Glasgow making it a popular commuter town.

The site is located a short distance from Armadale's town centre, conveniently situated on the B8084 road which is one of the main vehicular routes through Armadale. The surrounding neighbourhood comprises predominantly residential occupiers with nearby commercial traders including Armadale Community Centre, Xcite Armadale & Armadale Thistle Football Club.

DESCRIPTION

The site area extends to approximately 1.75 acres. Demolition works have been completed creating an extensive, mostly level site capable of providing good quality open storage. The yard is secured with steel fencing surrounding the perimeter of the site. The site may also suit residential or commercial development subject to the necessary planning consents.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson Emily.anderson@shepherd.co.uk & Adam Honeyman a.honeyman@shepherd.co.uk

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ACCOMMODATION	Acres
Site Area	1.75
TOTAL	1.75

The areas above have been calculated in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £13,900 per annum.

PLANNING

Prospective purchasers should satisfy themselves in relation to planning prior to purchase. Further enquiries should be directed to the West Lothian Planning Portal.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £30,000 per annum.

PRICE

Price on application.



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