



TO LET - RETAIL

RETAIL/ OFFICE PREMISES
135 WEST MAIN STREET,
ARMADALE, EH48 3JA

- Highly visible unit with off-road parking
- Net Floor Area- 360 sq.ft
- 100% Rates Relief
- Potential for Alternative uses
- Rent £7500 pa.

LOCATION:

The property is located in the town of Armadale, West Lothian. Armadale has excellent transport links, positioned close to Junction 4 and Junction 4A of the M8, connecting the cities of Edinburgh and Glasgow. The town also benefits from bus links serving Livingston, Falkirk and Edinburgh, and a railway station served by the North Clyde Line. West main Street is the main throughfare of the town, and is an established commercial area within the Town Centre, with a mix of residential and commercial units nearby.

Nearby occupiers include Virsa Indian, Brodies Funeral Care, and Foo Wing takeaway. There are also a number of residential units in the immediate locale.

DESCRIPTION:

The subjects comprise a ground floor retail unit, formerly occupied by a barbershop, with many of the previous tenants fitout remaining. The property has main door access with a hallway to the retail space, with a WC and stores to the rear.

Other benefits include
Intruder Alarm
Gas Central Heating

Indicative floor plans are provided.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Net internal Area- 360 sq.ft

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3050.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

SALE/LEASE TERMS:

Our clients are seeking leases in the order of 5 years at an rental of £7500 per annum.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

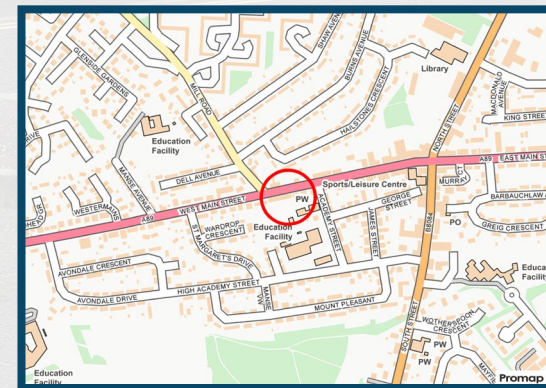
DM Hall LLP
Law House
Fairbairn Place
Livingston
EH54 6TN

Tel: 01506 497010
EMAIL: graeme.pollock@dmhall.co.uk,

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3193
Date of publication: 03/01/2024



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.