

# DM HALL

## To Let

Workshop/retail/  
showroom

Unit G3,  
17 Houstoun Mains,  
Uphall, Broxburn,  
West Lothian,  
EH52 6PA



81.76 SQ M  
880 SQ FT



# Property Details

- Recently refurbished to a modern high standard
- Excellent location on the M8 corridor
- Qualifies for 100% small business bonus scheme rates relief
- 81.76 SQ M (880 SQ FT)
- Rental offers over £10,000 per annum (excl of VAT)

## LOCATION:

The subjects are located at Williamsons Garden Centre, 17 Houston Mains on the A89 at Uphall, West Lothian. Adjacent to J3 of the M8 ensures excellent connectivity to Central Scotland and is in close proximity to nearby towns and cities (14 miles West of Edinburgh).

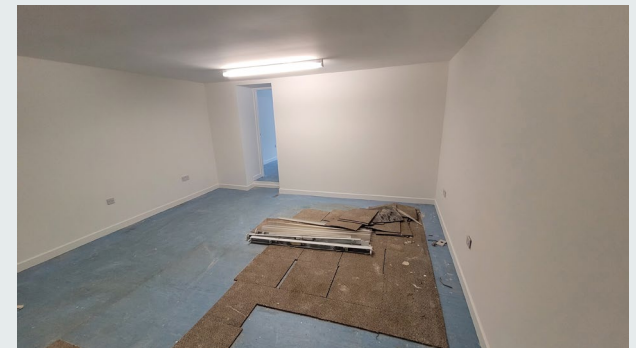
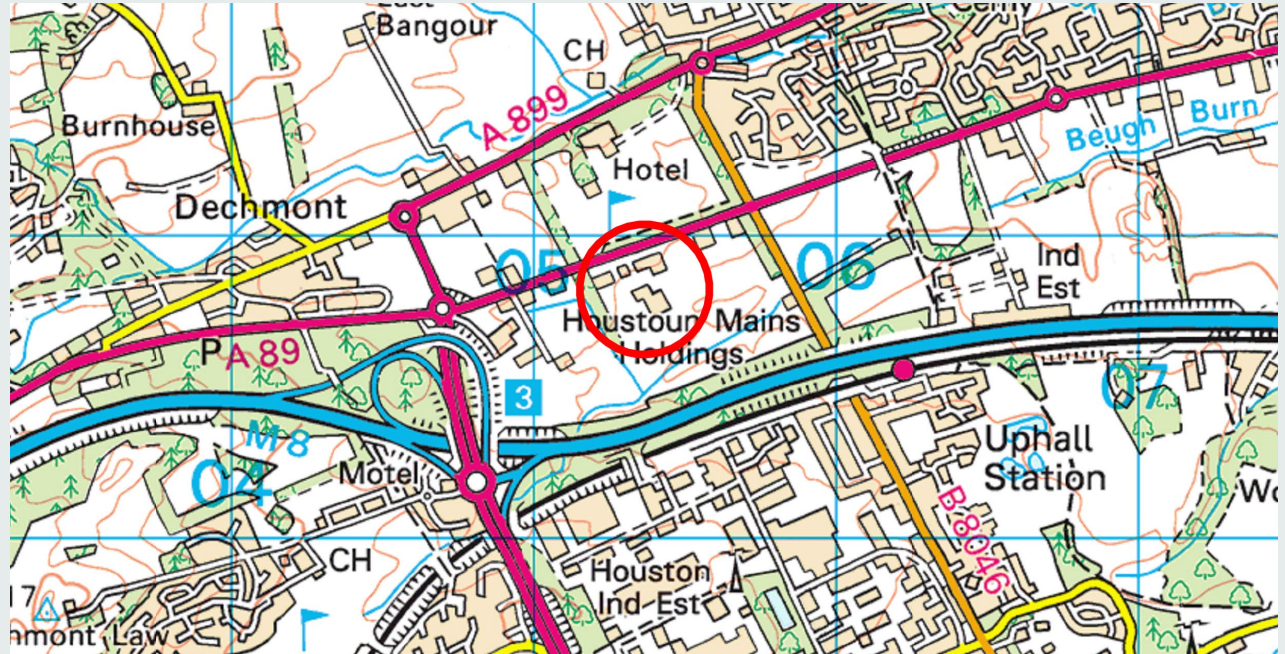
Exact location can be seen on the appended plans

## DESCRIPTION:

The subjects comprise of a mid-terraced, metal clad and pitched roof workshop that has recently been fully renovated to white box. Internally, the property benefits from a full rewiring alongside vinyl flooring and surface mounted LED fluorescent strip tube light fittings. The subjects include a single W.C to the rear, as well as benefiting from water and electrical services.

The property has access to a large, shared carpark.

Neighbouring occupiers within 17 Houston Mains include Williamsons Myflorist, Garden Centre and Coffeeshop, Harvey Bruce Blinds, Shutters & Interiors, Regency Kitchens and Bathrooms, Willerby Caravan showground, Livingston Grass Machinery, Humble Hounds Dog Day care and FWD Glazing Windows & Doors Limited. Dobbies Garden Centre and American Golf are also located in close proximity.



# Property Details

## ACCOMMODATION & FLOOR AREAS :

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

Floor	Accommodation	sq m	sq ft
TOTAL	Shop Floor	81.76	880

## TENURE:

The subjects are available of a Full Repairing and Insuring Lease with a term to be agreed.

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,900 per annum.

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

## PROPOSAL:

Our clients are seeking rents in the order of, offers over £10,000 per annum.

## LEGAL COSTS:

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

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

**DM HALL**



Regulated by  
**RICS**



## Make an enquiry

Harry Pattullo MSc

Harry.pattullo@dmhall.co.uk

Oliver Lawson MSC MRICS

Oliver.lawson@dmhall.co.uk

**DM Hall Commercial Department**

17 Corstorphine Road, Murrayburgh House  
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk

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 or 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 warranty 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.