

DM HALL

TO LET

RETAIL PREMISES

175 High Street,
Linlithgow,
EH49 7EN



48.94 sq m
(527 sq ft)

Property Details

- Busy Town Centre Location
- Flexible premises that could suit various users
- Offers of £9,500 per annum invited.

LOCATION:

The subjects are situated on the southern side of High Street, in close proximity to Linlithgow Cross lying within the heart of the main town centre. High Street comprises Linlithgow's principle commercial thoroughfare with occupiers in close proximity of the subjects including Linlithgow Stoves, Timpsons and Subway.

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 extension 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 benefitting from its position astride the main Edinburgh to Glasgow rail route.

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



Property Details

DESCRIPTION:

The subject comprises a retail premises, arranged over the ground floor of a mid terraced, three storey and attic building which is of stone construction, partially rendered externally under a pitched and slatted roof. Access to the premises is taken directly from the High Street.

Internally the subjects are arranged to provide a front retail area and a rear storage space which also incorporates the toilet and tea prep facilities for the premises.

ACCOMMODATION & FLOOR AREAS :

We would summarise the subjects net internal area as undernoted:

Ground floor — 48.94 sq. m (527 sq. ft.).

PROPOSAL:

The subjects are offered on a normal full repairing and insuring term for a period to be negotiated incorporating rent reviews at appropriate intervals.

Offers of £9,500 per annum exclusive are sought.

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 £9,300 per annum.

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

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:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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DM HALL



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RICS

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