

DM HALL

To Let

Industrial unit/
Workshop

Unit 1
1 Stonerigg
Armadale
EH48 3JX



1,894 SQ M
175.99 SQ FT

Property Details

- Industrial unit/Workshop that may be suitable for leisure use subject to obtaining the necessary consents
- Occupier may benefit from 100 % rates relief
- No VAT payable
- Water and electricity included in rental package
- Immediate entry available

LOCATION:

Armadale is a town located in West Lothian, Scotland. It lies approximately 20 miles West of Edinburgh and about 30 miles east of Glasgow, making it well-situated within the Central Belt of Scotland.

More specifically, the subjects are located on the corner of Upper Bathville and Anderson Avenue, less than a mile from Armadale Train station.

DESCRIPTION:

The subjects comprise of a single-story industrial unit that part of a single building split into individual units with pedestrian access benefitting from the following specification:

- Mezzanine area with 5,000kg capacity
- Office accommodation
- W.C and tea prep area
- Shared car park
- Additional stand-alone portacabin



ACCOMMODATION & FLOOR AREAS :

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

Floor	Accommodation	sq m	sq ft
Ground	main workshop, W.C/Tea prep	134.66	1,449
Mezzanine	Storage	41.33	41.33
TOTAL		175.99	1,894

SERVICES:

The subjects contain 3 phase electrical power and water services, with both included in the rental package

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 £5,800 per annum.

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

PROPOSAL:

The subjects are available to let for £15,000 per annum. Term and lease duration to be agreed.

LEGAL COSTS:

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



Property Details

VAT:

All prices quoted are exclusive of VAT which is not 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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