

## To Let

Office/Salon/  
Studio

Bryerton House,  
129 High Street,  
Linlithgow  
EH49 7EJ



First Floor —  
71.76 sq m (772 sq ft)  
Annex —  
35.22 sq m (379 sq ft)



# Property Details

- Attractive first floor office
- Separate rear self contained salon/studio/ office
- Flexible accommodation suitable for a variety of users
- Private parking provided

## LOCATION:

The subjects enjoy high profile location on the southern side of Linlithgow High Street (A803), forming part of the western extent of the main town centre, while lying within easy reach of Linlithgow Palace.

The surrounding area is given over to a variety commercial and residential usage with nearby occupiers including Subway, Jewellery by Design and The Football and Cricketers Arms.

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 extensive provisions are available within Falkirk which forms the main administrative centre for the surrounding district.

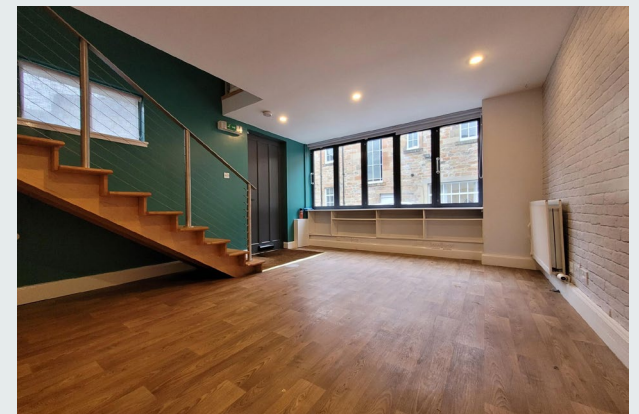
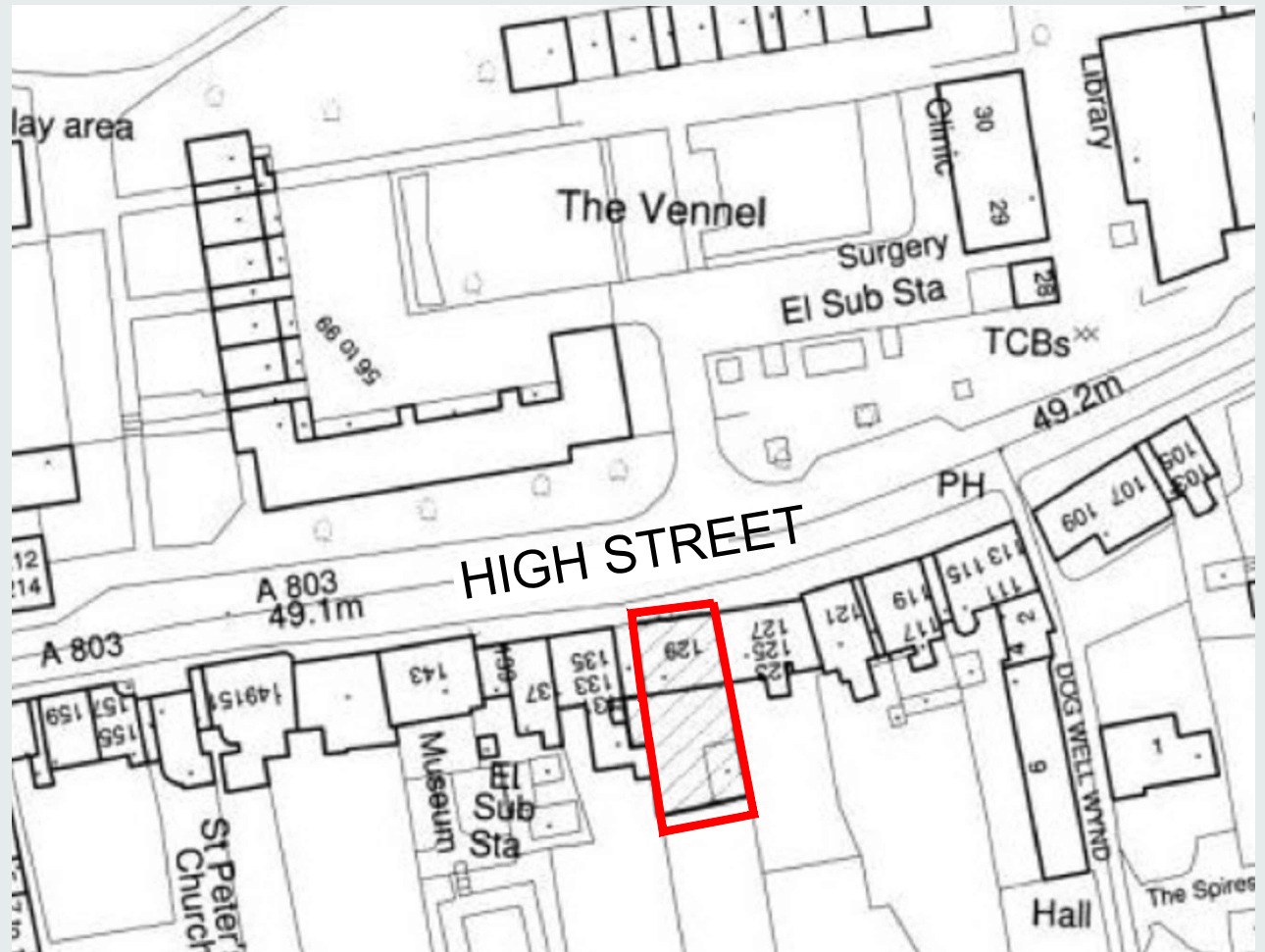
The town provides easy access to the central Scotland motorway network by the means of the M9 which lies immediately to the north, with Linlithgow also benefits from its position astride the main Edinburgh to Glasgow rail route.

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

## DESCRIPTION:

### First Floor Office

The subjects comprise a first floor office suite contained within the main building fronting directly to Linlithgow High Street, which is 2 storey in height and of stone construction, contained under a pitched and slated roof.



# Property Details

Shared access is taken directly from the High Street with the property arranged over the first floor to provide 4 principal office rooms, together with a shower room.

The accommodation is finished to a high quality standard throughout, including varnished timber floors and a gas fired central heating system.

## **Annex/Salon/Studio/Office**

The annex building lies to the rear of the main building, this property being 1 storey and attic in height, of rendered brick/block construction, contained under a pitched and slated roof which incorporates dormer windows.

The subjects were last utilised as a beauty salon but could suit a range of occupiers, the ground floor providing a main salon/office area with rear toilet and kitchen facilities. The attic floor accommodates a further open plan salon/office area with the subjects finished to an attractive standard throughout, having the benefit of a gas fired central heating system.

## **ACCOMMODATION:**

We would summarise the subjects accommodation as undernoted:-

First Floor Office — 71.76 sq m and 772 sq ft

Annex/Salon/Studio/Office — 35.22 sq m and 379 sq ft

## **PROPOSAL**

Each of the properties are available on internal repairing and insuring terms for an initial one year period.

The following rents are sought:-

First Floor Office - £13,600 per annum exclusive

Annex - £8,100 per annum exclusive

## **ENERGY PERFORMANCE:**

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





# Property Details

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of undernoted:-

First Floor Office — Rateable Value £4,150, £3,250 plus parking £200 and £200.

Annex — Rateable Value £3,900 plus £200 parking

It should be noted under the terms of the Small Business Bonus Scheme, eligible businesses will benefit from 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 may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



## Make an enquiry

Michael McIntyre  
Michael.mcintyre@dmhall.co.uk

Juliet Robertson  
Juliet.robertson@dmhall.co.uk

**DM Hall LLP**

Unit 6A, Callendar Business Park, The Courtyard  
Falkirk FK1 1XE  
01324 628321



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.