

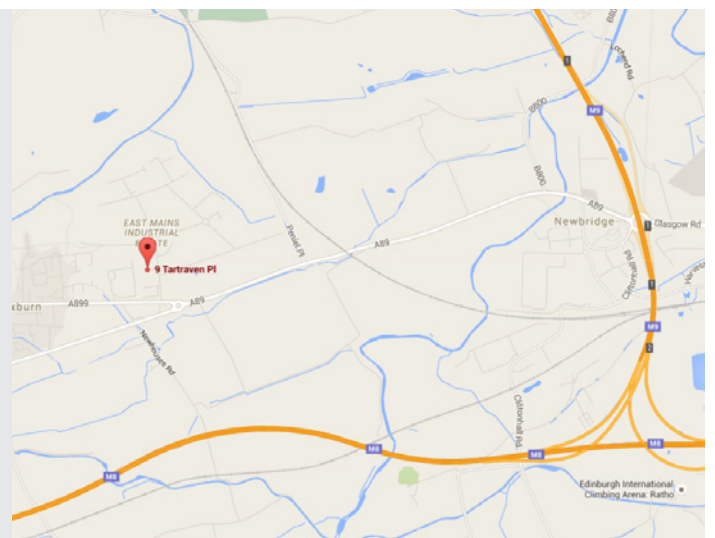
UNIT 9, TARTRAVEN PLACE, EAST MAINS INDUSTRIAL ESTATE

FOR SALE INDUSTRIAL UNIT



BROXBURN WEST LOTHIAN, EH52 5LT

- ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR OWNER OCCUPATION OR INVESTMENT
- CLOSE TO M8 / M9 JUNCTION



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links

COMMERCIAL
PROPERTY
CONSULTANTS

UNIT 9, TARTRAVEN PLACE, EAST MAINS INDUSTRIAL ESTATE BROXBURN

Location:

The property is situated towards the entrance of East Mains Industrial Estate, a large established industrial location lying on the east side of the town of Broxburn.

The estate is close to the junction of the M8 and M9. It is within easy reach of Edinburgh Airport, the west side of Edinburgh, Livingston and Newbridge.

Description:

Part of a terrace of industrial units dating from the 1960's, the unit is of steel framed construction with concrete floor and brick walls. The roof has a covering of inprofile metal sheeting, incorporating translucent panels. The unit benefits from 3 phase power supply. Goods access is by roller shutters. There is separate access into the office to front.

Internally, the space is of open plan with a minimum eaves height of 3.8m (12.5 ft).

Reception / office and toilets / kitchen are formed to front.

The subjects are well suited for light industrial / storage use. There is an area to front which provides for car parking and vehicle access.

Accommodation:

We assess the area as follows:

Gross Internal Area	287.90 sq m (3,100 sq ft)
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Planning:

We believe the property benefits from Class 4 & 5 consent, which allows for storage / light industrial use. We recommend any enquiries regarding the planning to be directed to West Lothian District Council, Planning Department.

Assessment:

We have noted from the Scottish Assessors website that the current Rateable Value of the subjects is £8,800 pa.

Due to the Small Business Bonus Scheme the undernoted levels of rates relief could apply:-

Combined Rateable Value (RV) of all business properties in Scotland:	2016-2017
Less than £10,000	100%

Energy Performance Certificate:

EPC Rating "C".

Price:

Offers over £120,000.

FOR SALE INDUSTRIAL UNIT



VAT:

We are advised that the subjects are registered for VAT.

Existing Lease:

The subjects are currently let and trading as DK Autocare and Valet Centre. The current lease expires at the end of November 2016. A copy of the lease is available on request.

Viewings & Further Particulars:

Apply Sole Selling Agents.

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Details prepared:

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MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.

3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.

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5 Any areas, measurements or distances referred to are approximate.

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