

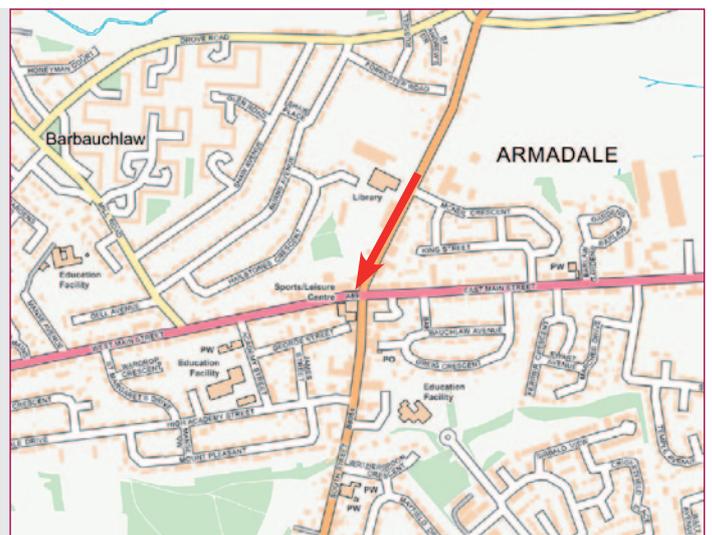
2/4 WEST MAIN STREET ARMADALE

TO LET RETAIL PREMISES



WEST LOTHIAN EH48 3QA

- PROMINENT TOWN CENTRE CORNER LOCATION
- CLOSE TO PRINCIPAL SCOTMID SUPERMARKET
- ON A89 CONNECTING ARMADALE TO BATHGATE



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links

COMMERCIAL
PROPERTY
CONSULTANTS

2/4 WEST MAIN STREET ARMADALE, WEST LOTHIAN

Location:

The subjects are situated in the heart of the town centre of Armadale. Armadale has a population of circa 10,000.

Armadale lies approximately 2.5 miles to the West of Bathgate. There are good rail and motorway connections to Edinburgh and Glasgow

West Main Street is the principal town centre shopping location. Traders represented include Scotmid, Semichem, Lloyds Pharmacy, McColl's plus a wide range of private retail and service concerns.

Description:

Two interconnecting ground floor shop units forming part of a two storey building.

The property enjoys exceptional frontage to both West Main Street and North Street.

Internally, the property is occupied by an optician. A testing room has been portioned, but could easily be removed to provide more open plan space.

There is a single toilet situated off the retail area.

Accommodation:

We assess the frontage and net lettable areas as follows:

Ground Floor	57.04 sq m	614 sq ft
Gross Frontage	13.86 m	45.6 ft
Net Frontage	6.79 m	22.3 ft

Planning:

We understand that the property benefits from Class 1 (Retail) consent. It is possible that, subject to planning consent, an alternative use might be Class 2 (Office) consent. We recommend any enquiries with regards to the planning be directed to the Local Planning Authority.

Assessment:

From the Scottish Assessor's website we note that the property has a rateable value of £10,800, but due to the current Small Business Bonus Scheme, the undernoted levels of rates relief could apply:-

Combined Rateable Value (RV) of all business properties in Scotland:	2017 / 2018
Up to £15,000	100%

Energy Performance Certificate:

EPC Rating = G

TO LET RETAIL PREMISES

Lease:

The property is available on a new Full Repairing and Insuring lease for a minimum period of 5 years.

Rent:

Offers over £8,500 pa exclusive.

VAT:

We are advised that the subjects are not registered for VAT.

Entry:

Early entry is available.

Viewing:

Apply Sole Letting Agents.

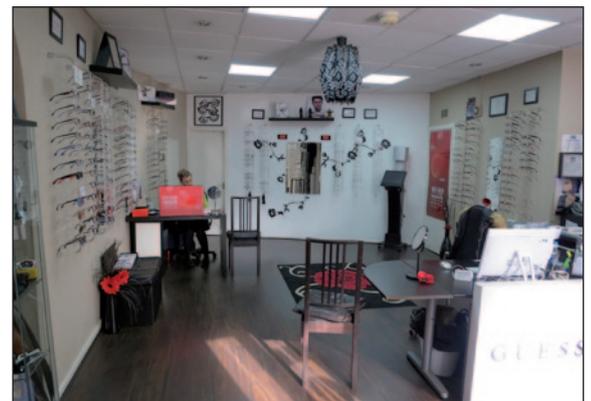
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Details prepared:

October 2017.



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.

4 The images appearing in these particulars show only certain parts of the the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.

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

6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.

7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.