

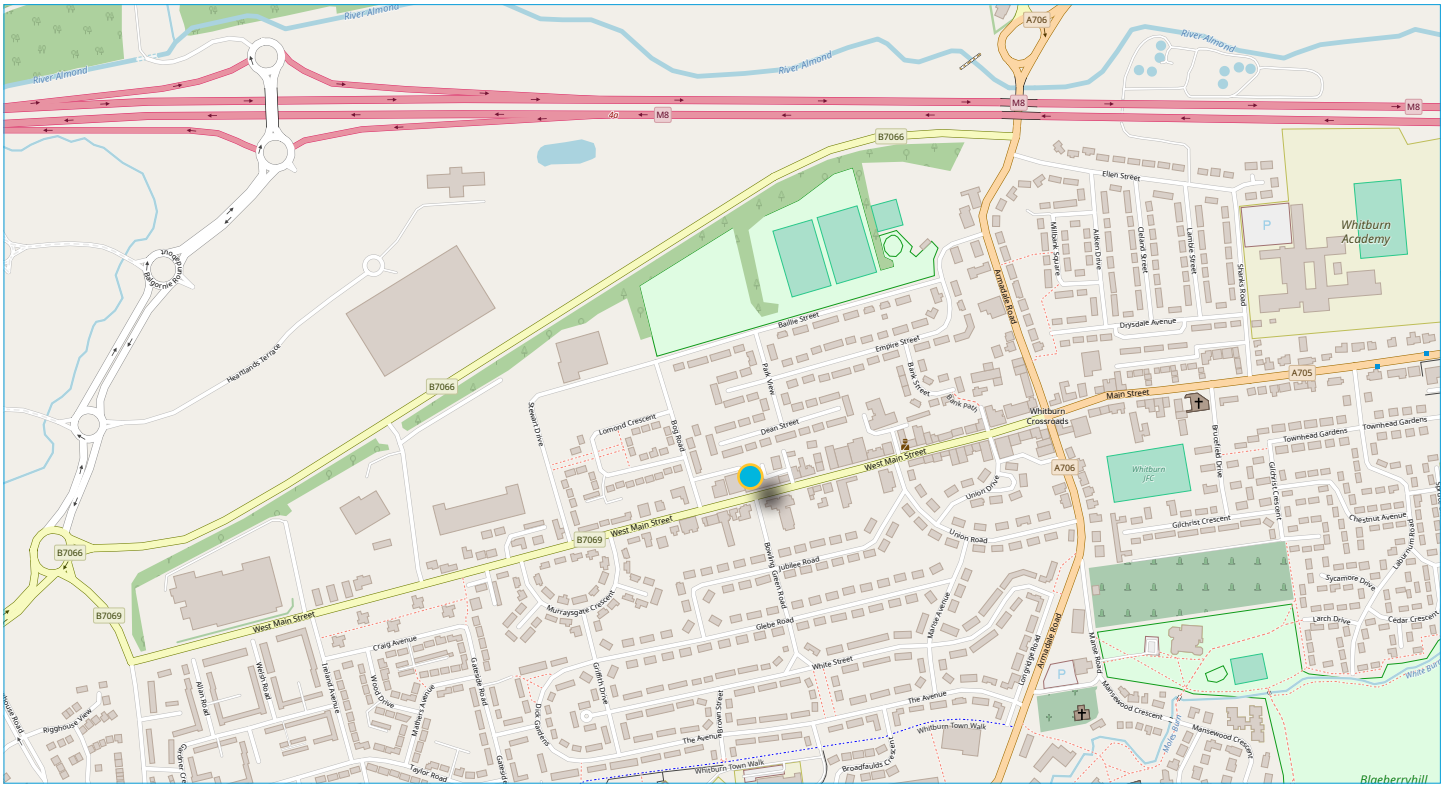
ON THE INSTRUCTIONS OF
LADBROKES CORAL

GROUP

RETAIL UNIT TO LET



**142/144 WEST MAIN STREET
WHITBURN, WEST LOTHIAN
EH47 0QR**



LOCATION

Whitburn is an established West Lothian commuter town situated just off Junction 4 of the M8 located approximately 20 miles west of Edinburgh, 25 east of Glasgow and some 5 miles west of Livingston. The town has a resident population of circa 12,000 people.

The subjects are situated on the north side of West Main Street at its junction with Bowling Green Road, forming part of the main commercial facilities serving the town.

Occupiers represented close by include Iceland, Ladbrokes, The Loft Hair & Beauty, Karma Indian Restaurant, Xcite Leisure Centre, Sharif Convenience Store etc.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit, within a single storey building under a pitched slated roof, providing the following approximate areas:-

GROUND FLOOR	103.49 SQM	1,114 SQFT
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 27th August 2029. There are tenant break options as at 27th August 2021 & 2026.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

RENT

£10,000 per annum, exclusive of VAT & rates.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – [Copy available on request].

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £10,300 [01/04/17]

USE

We understand that the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell

e: jack@jhcampbell.net

m: 07801 852225

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MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective 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 in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement 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 herein are approximate only.
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