

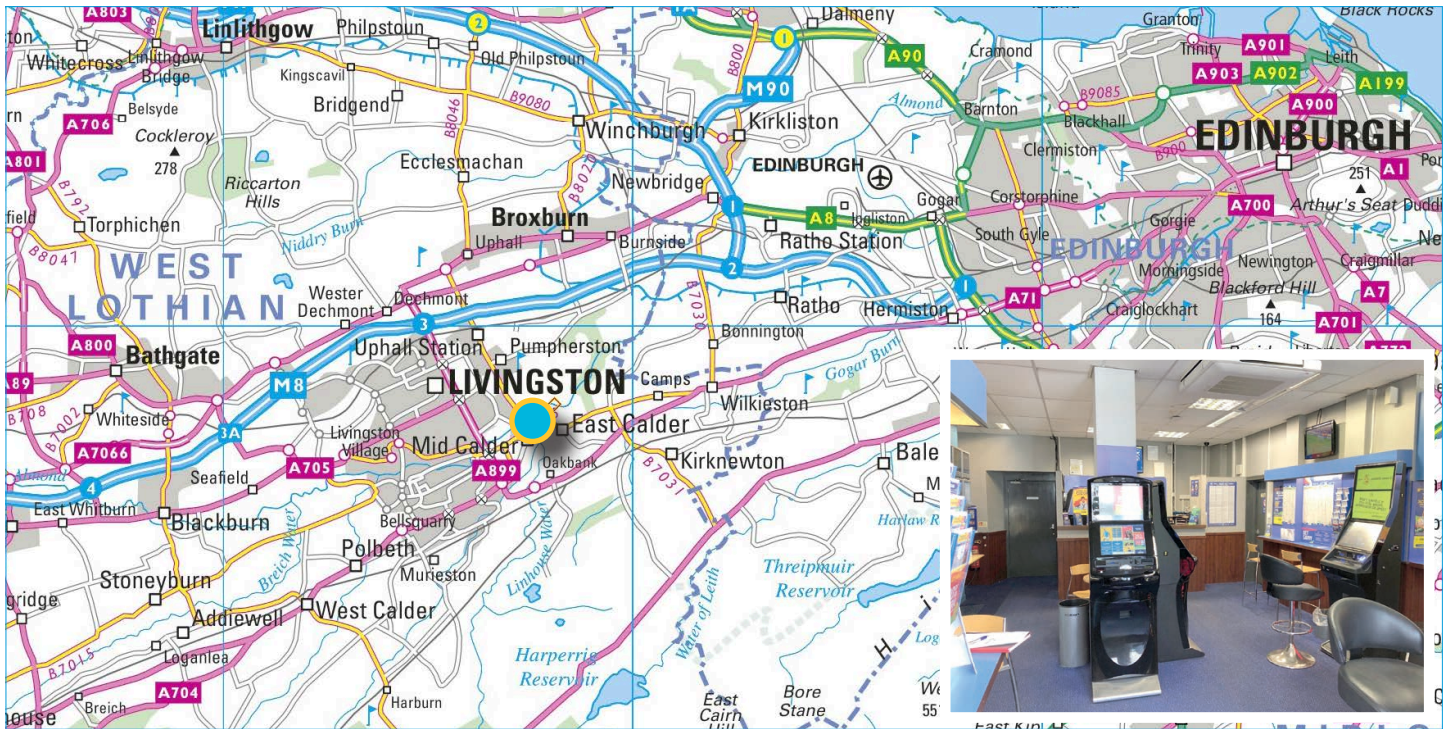
ON THE INSTRUCTIONS OF
LADBROKES CORAL

GROUP

RETAIL UNIT TO LET



**27 MAIN STREET
MID CALDER
EH53 0AW**



LOCATION

Mid Calder is a small and attractive conservation village located in West Lothian only 1 mile east of Livingston town centre and approximately 15 miles west of Edinburgh, accessed via the M8 & A899 and situated just to the north of the A71. Other surrounding settlements include East Calder, Kirknewton & Pumpherstoun. The village has a resident population of approximately 3,340 people.

The premises are situated on the east side of Main Street in an area of mixed commercial & residential. Neighbouring occupiers include La Vita Viva Restaurant, The Mid Calder Inn, PDS Hair & Beauty, McDonald Footcare, The Post Office, Peterkin & Kidd Solicitors, Black Bull Pub etc.

DESCRIPTION

The subjects comprise a ground floor retail unit within a mid terraced three storey stone building under a pitched slated roof. The premises provide the following approximate areas:-

GROUND FLOOR SALES	44.74 SQM	482 SQFT
STAFF/STORES & WCs	11.78 SQM	126 SQFT
TOTAL	56.52 SQM	608 SQFT

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 15th February 2023.

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

RENT

Rental offers are invited.

Incentives may be available, subject to status.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – [Copy available on request].

RATES

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

Rateable Value - £8,000 [01/04/2017]

USE

We understand 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.

VAT

We are advised that no VAT is applicable on the rent.

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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been 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 must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454.