

ON THE INSTRUCTIONS OF

LCP

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JH CAMPBELL
PROPERTY CONSULTANTS

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RETAIL UNIT TO LET

ARGYLE COURT, EAST MAIN STREET, BROXBURN EH52 5EQ



- **PROMINENT PURPOSE BUILT TOWN CENTRE RETAIL PARADE**
- **HIGHLY VISIBLE ROADSIDE POSITION**
- **ON SITE CUSTOMER CAR PARKING**
- **SUITABLE FOR CLASS 1,2 & 3 USES**
- **NEIGHBOURING OCCUPIERS INCLUDE PEACOCKS, BOOTS, SCOTMID, LIDL, TSB & XCITE LEISURE**

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|--------------------------------|-------------------------------------|--------------------------|
| STORE PEACOCKS | 3 FOOD PLUS EXPRESS | 6 LAND OF CARPETS |
| 1 MARIO'S FISH & CHIPS | 4 TO LET | 7 SUN SHACK |
| 2 DOTTY'S SANDWICH SHOP | 5 HEAD 2 TOE CHILDREN'S WEAR | 8/9 BOOTS |



LOCATION

The subjects are situated in the popular commuter town of Broxburn, West Lothian situated approximately 12 miles west of Edinburgh and some 4 miles north of Livingston, only a short distance from the M8 motorway.

The property lies on the south side of East Main Street forming part of the town's main commercial pitch.

Neighbouring occupiers include Peacocks, Boots & a number of other local independent traders with Lidl, Scotmid, Xcite Leisure & TSB all close by.

DESCRIPTION

The premises comprise a purpose built single storey retail parade under a flat roof, benefitting from a covered walkway, customer parking to the front and service yard to the rear.



ACCOMMODATION

UNIT	AREA SQM	AREA SQFT
U4, 114 EAST MAIN STREET	53.42	575

*It may be possible to create larger units to meet specific occupier requirements, by either combining or potentially reconfiguring existing units.

RATES

UNIT	RV	RATES PAYABLE
U4, 114 EAST MAIN STREET	£8,400	£4,116

* Please note an incoming occupier may benefit from Small Business Bonus Scheme (SBBBS) rates relief of up to 100%. We would therefore recommend discussing this with the local rating authority.

SERVICE CHARGE

Details on request.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – F [Copy available on request].

TERMS

The premises are available on the basis of a new full repairing & insuring lease.

RENT

Rental offers in excess of £11,000 per annum exclusive, are invited.

USE

Suitable for Class 1,2 & 3 Uses, subject to obtaining the necessary planning consent.

VAT

All prices, rents etc will be subject to VAT at the prevailing rate.

ENQUIRIES

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



Contact: Jack Campbell
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