ON THE INSTRUCTIONS OF





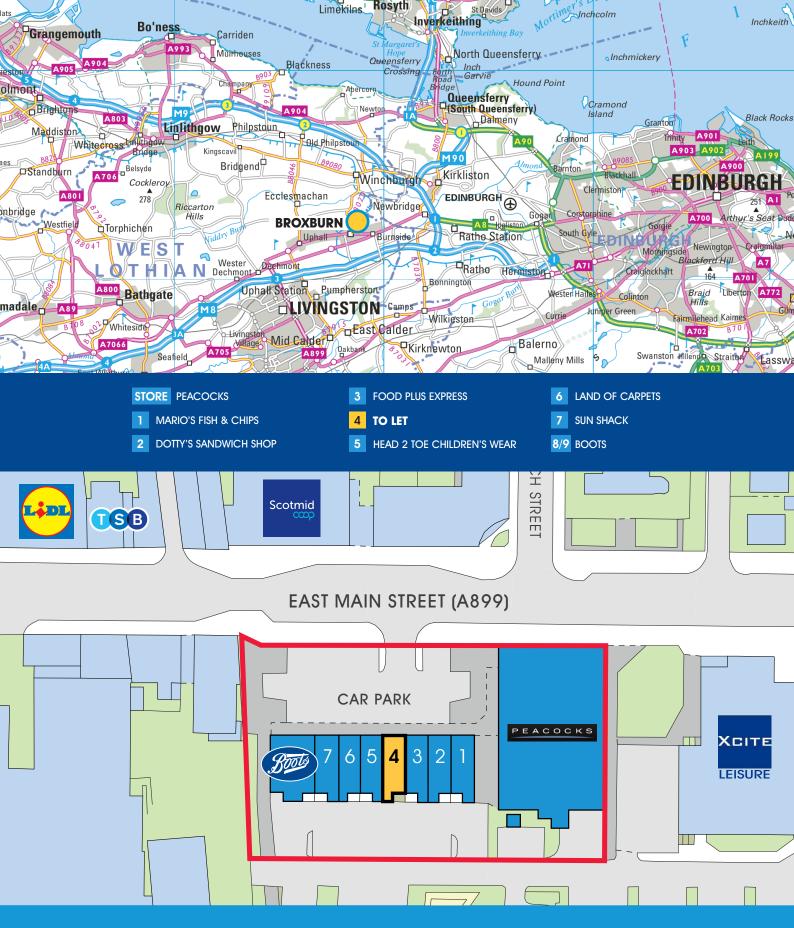
RETAIL UNIT TO LET

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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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 (SBBS) 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 $\pounds11,000$ 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 e: jack@jhcampbell.net m: 07801 852225

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