

ON THE INSTRUCTIONS OF

**LCP**

**0141 465 3395**  
www.lcpproperties.co.uk

**JH CAMPBELL**  
PROPERTY CONSULTANTS

**0131 243 7288**  
www.jhcampbell.net

# SUBSTANTIAL RETAIL/LEISURE/COMMERCIAL UNIT TO LET/MAY SELL

**ARGYLE COURT, 122 EAST MAIN STREET, BROXBURN EH52 5EQ**



- PROMINENT PURPOSE BUILT TOWN CENTRE RETAIL PARADE.
- HIGHLY VISIBLE ROADSIDE POSITION
- ON SITE CUSTOMER CAR PARKING
- ABILITY TO SUB-DIVIDE TO MEET SPECIFIC OCCUPIER SPACE REQUIREMENTS
- CLASS 1 RETAIL HOWEVER SUITABLE FOR VARIOUS OTHER USES [SUBJECT TO OBTAINING PLANNING CONSENT]
- MAIN OCCUPIERS NEARBY INCLUDE BOOTS, SCOTMID, LIDL, TSB & XCITE LEISURE

t: 07801 852225 | e: jack@jhcampbell.net



#### STORE TO LET/MAY SELL

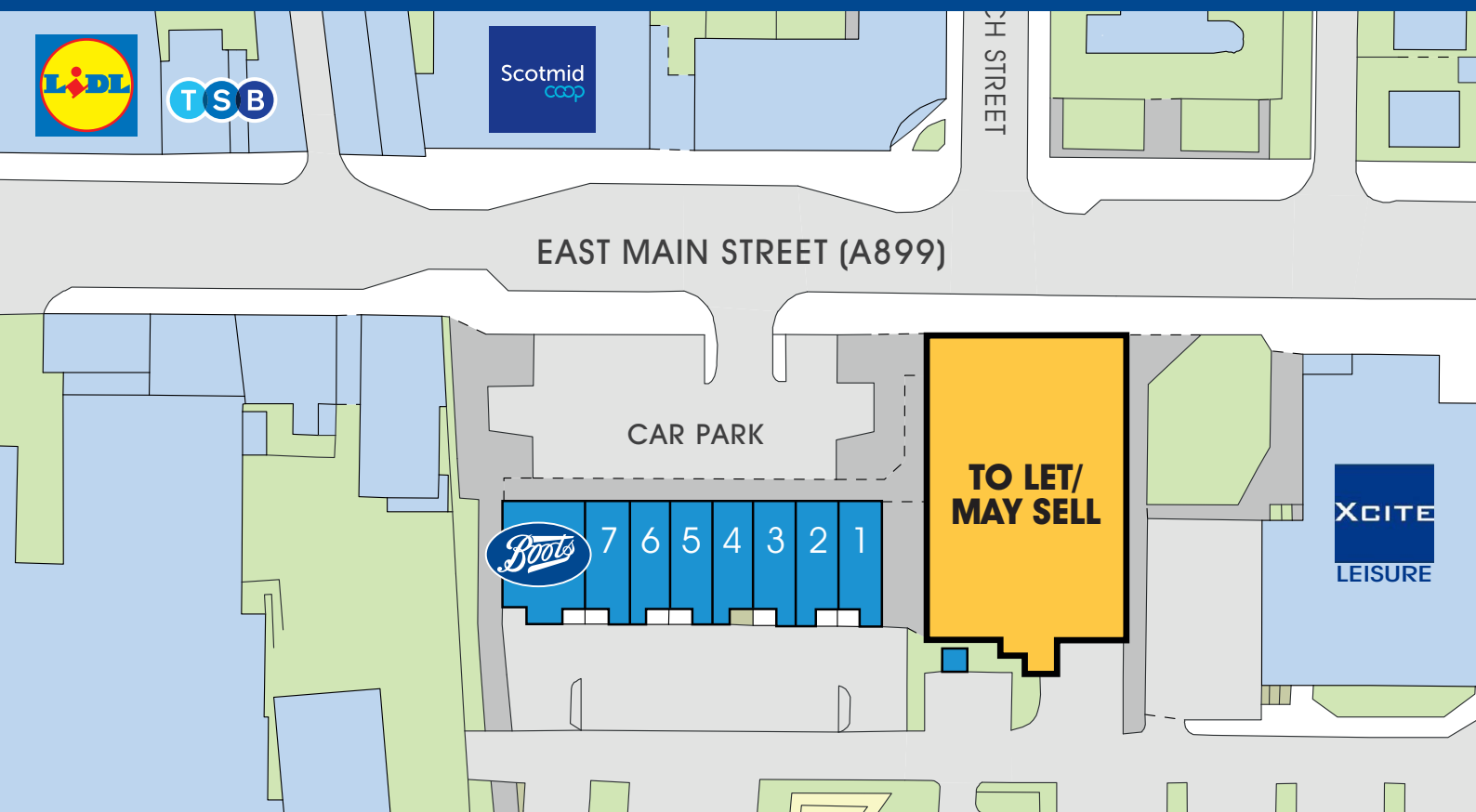
- 1 MARIO'S FISH & CHIPS
- 2 DOTTY'S SANDWICH SHOP

#### 3 FOOD PLUS EXPRESS

- 4 PEDAL TO THE METAL
- 5 HEAD 2 TOE CHILDREN'S WEAR

#### 6 LAND OF CARPETS

- 7 SUN SHACK
- 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 Boots & a number of other local independent traders with Lidl, Scotmid, Xcite Leisure and TSB all close by.

## DESCRIPTION

The premises comprise part of 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
122 EAST MAIN STREET	722.32	7,775

• It may be possible to sub-divide the unit to meet specific occupier space requirements.

## RATES

UNIT	RV	RATES PAYABLE
122 EAST MAIN STREET	£65,000	£34,282.50

## SERVICE CHARGE

Details on request.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – tbc.

## TERMS

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

Alternatively our clients may consider a sale of their heritable interest.

## RENT

Rental offers in excess of £60,000 per annum are invited.

## PRICE

On application.

## USE

Class 1 Retail however suitable for various other uses such as restaurant, health & beauty, gym, trade etc [subject to obtaining the necessary planning consent].

## VAT

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

## 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 & VAT applicable.

## ENQUIRIES

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



**Contact: Jack Campbell**  
**e: [jack@jhcampbell.net](mailto:jack@jhcampbell.net)**  
**m: 07801 852225**