

ON THE INSTRUCTIONS OF

LCP

0141 465 3395
www.lcpproperties.co.uk

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

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 (EXISTING HOT FOOD CONSENT)**
- **NEIGHBOURING OCCUPIERS INCLUDE POUNDLAND, BOOTS, SCOTMID & XCITE LEISURE**

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



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|--------------------------------|-------------------------------------|--------------------------|
| STORE POUNDLAND | 3 FOOD PLUS EXPRESS | 6 LAND OF CARPETS |
| 1 TO LET | 4 PEDAL TO THE METAL | 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 Poundland, Boots and a number of other local independent traders.

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
U1, 118 EAST MAIN STREET	53.42	575

RATES

UNIT	RV	RATES PAYABLE
U1, 118 EAST MAIN STREET	£8,900	£4,432

* Please note an incoming occupier may benefit from Small Business Bonus Scheme (SBBSS) 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 £13,000 per annum exclusive, are invited.

USE

Suitable for Class 1,2 & 3 Uses (Existing Hot Food 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