



eric young & co

# Retail

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## UNITS TO LET / SITE FOR SALE

### 1,000-4,000 sq ft Retail Units Available

Longridge Road  
Whitburn

**Next to Lidl**



### LOCATION

Whitburn is a town in West Lothian with a population of approximately 13,000. It is located halfway between Scotland's two largest cities about 27 miles east of Glasgow and 23 miles west of Edinburgh. It has excellent transport links via the M8 Motorway which is positioned less than five minutes' drive from the subject property.

The town is experiencing major development as a result of a £500m redevelopment project known as "Heartlands". This has included the removal of 1.4 million tonnes of shallow coal reserves and the regeneration of 600 hectares (1,480 acres) of derelict ground, to the south-west and west of the town. A roundabout and spur road has been built at the west of the town to allow access for the construction of the new junction and Business Park. The project will provide 4000 new jobs, 2000 new homes, a 350 car park and ride facility and other amenities.

### DESCRIPTION

The subject site is positioned directly adjacent to the new Lidl supermarket on the busy Longridge Road. It is surrounded by a large number of residential units with **Co-op (soon to be Aldi)** and **The Croftmalloch Pub/Restaurant** in close proximity.

Lidl proposes to construct a neighbourhood retail parade of up to 6,000 sq ft, providing a shell unit with glazed frontages, screeded floors and capped services. This may be subdivided into smaller units to meet the space requirements of a variety of operators. There shall be rear servicing for deliveries.

However, Lidl will also consider a sale of the site to a third party developer.

### LEASE/SALE

The opportunity is available on flexible terms at a rent of approximately £15.00 per sq ft. Offers are invited for the freehold interest.

### RATEABLE VALUE

The units shall be assessed on occupation.

### PLANNING

No planning application has been submitted.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### FURTHER INFORMATION

Further information may be requested from the sole letting agents Eric Young & Co - 0131 226 2641.

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