



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET/MAY SELL

Retail Warehouse Unit

16 Greendykes Road
Broxburn EH52 5BS



LOCATION

Broxburn is a vibrant market town located in West Lothian which is 13 miles from Edinburgh City Centre and 5 miles north east of Livingston. Broxburn is mainly used as a commuter town with a resident population of approximately 15,000 persons.

The town benefits from good transport links with access to the motorway network at Newbridge, regular buses connecting to surrounding towns and villages and a rail link at Uphall Station.

The site occupies a prominent position on the east side of Greendykes Road, near the junction with East Main Street, the main shopping destination for Broxburn.

Surrounding occupiers include **JHM Dance & Fitness** and **Broxburn Leisure Club**.

ACCOMMODATION

The subject comprises a large supermarket arranged over ground floor with 79 car parking spaces. We calculate the unit and the site extend to the following approximate areas:

Unit	15,016 sq ft	(1,395 sq m)
Site	1.04 acres	(0.42 hectares)

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 (food) consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT/SALE PRICE

Leasehold and Freehold offers are invited. For further information please contact Eric Young & Co directly.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£199,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2018/19 of **£100,947**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

DATE OF ENTRY

By arrangement.

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.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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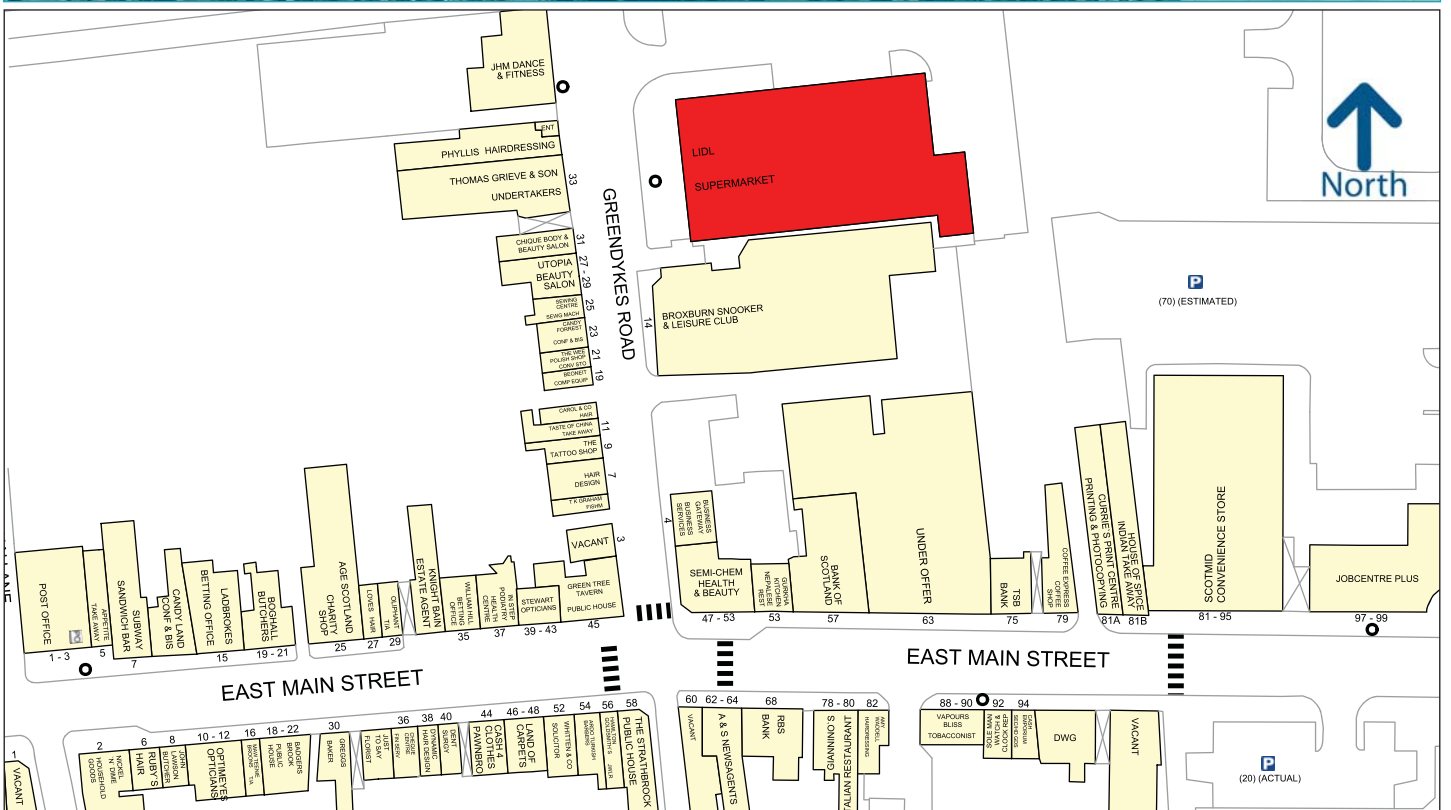
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CK/JH/BRX23

Date of preparation - 6 April 2018

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