

retail in EH55

Loganlea Road, Addiewell, West Calder
West Lothian, EH55 8HN

£79,000 Starting Bid

- ✓ Ground floor hairdressing salon
- ✓ NIA 60.96sqm (656sqft)
- ✓ Great main road location
- ✓ Window frontage and shutters
- ✓ For sale with vacant possession
- ✓ Great potential for development

PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: On Street Price: £79,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this ground floor end-terrace commercial property, prominently located along Loganlea Road, the main street in Addiewell. The property is a well-proportioned former hair salon, measuring approximately 656sqft. The property offers excellent potential for either your own business or as an investment.

Please note we have not inspected this property.

Location

The subject property is located along Loganlea Road, the main street of Addiewell, West Lothian. The village is conveniently located close to good local amenities as well as the M8.

Accommodation

GROUND FLOOR

Main sales area: 36.73sqm

Back shop: 3.64sqm

Storage cupboard: 0.37sqm

Further shop space: 17.66sqm

W.C.s: 2.56sqm

NIA 60.96sqm (656sqft)

Sizing sourced by SAA.

Tenure

Title number MID68508.

Rateable Value

The adopted rateable value is £3,100 as of 1st April 2017.

Sourced from SAA.

EPC

We currently await a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

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Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,
www.pattinson.co.uk**

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