



**DEVELOPMENT OPPORTUNITY  
FOR SALE**

**97-99 WEST MAIN STREET,  
ARMADALE, EH48 3PZ**

- Former supermarket with development potential
- Gross Internal Area - 211 sq m (2,275 sq ft)
- Circa 0.1 acres land
- Offers in the region of £140,000 are invited



**LOCATION:**

The subjects are located in the town of Armadale, West Lothian. Armadale has excellent transport links, positioned close to Junction 4 and Junction 4A of the M8, connecting the cities of Edinburgh and Glasgow. The town also benefits from bus links serving Livingston, Falkirk and Edinburgh, and a railway station served by the North Clyde Line.

The subjects are situated on the South side of West Main Street, the main thoroughfare through Armadale. Nearby occupiers are primarily residential, but also include Brodies, Virsa Indian Restaurant and Coia's Sweetshop.

**DESCRIPTION:**

The subjects comprise of ground floor retail units within a terrace of stone-built properties, surmounted by a pitched slate roof.

The property was previously used as a supermarket for a number of years and is accessed via secure electric roller shutters and through a recessed glazed entrance door. The layout consists of an open sales area leading into a series of rooms previously used as offices, ancillary storage and staff WC facilities. It is sold with circa 0.1 acres of land that can be accessed from the rear door and from the adjacent Academy Street.

The subjects have potential for reuse or residential conversion/development subject to obtaining the necessary consents.

**ACCOMMODATION:**

The property been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and are as follows: 211 sq m / 2275 sq ft

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a current Rateable Value of £15,400 per annum. The value expected to apply from the 1st April 2023 rating revaluation is £13,100.

**SALE TERMS:**

Offers in the region of £140,000 are invited.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**VAT:**

All prices quoted are exclusive of VAT which may be chargeable.

**LEGAL COSTS:**

Each party will be responsible for paying their own legal costs incurred in this transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

12 Grampian Court,  
Beveridge Square,  
Livingston, EH54 6QF  
Tel: 01506 479010

**EMAIL:**

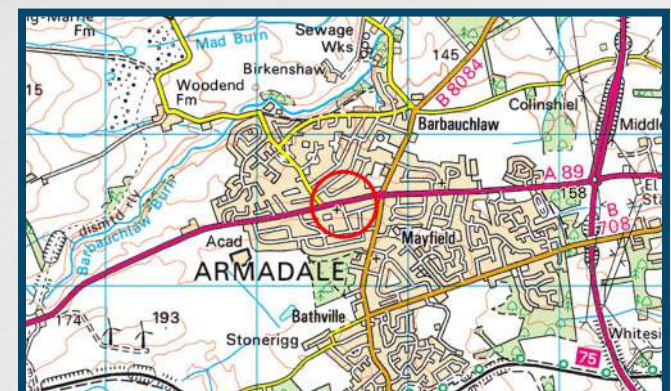
Graeme.Pollock@dmhall.co.uk  
Helena.Clarkson@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA2926

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**IMPORTANT NOTE**

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