

DM HALL

To Let Office



Bryerton House,
129 High Street,
Linlithgow
EH49 7EJ

31.19 sq m
(336 sq ft)

Property Details

- Attractive first floor office suite
- 2 Private office rooms and communal facilities
- Shared kitchen and shower room
- Flexible accommodation suitable for a variety of users
- Private parking provided.

LOCATION:

The subjects enjoy high profile location on the southern side of Linlithgow High Street (A803), forming part of the western extent of the main town centre, while lying within easy reach of Linlithgow Palace.

The surrounding area is given over to a variety commercial and residential usage with nearby occupiers including Subway, Jewellery by Design and The Football and Cricketers Arms.

Linlithgow itself lies astride the A803 road route approximately 10 miles to the east of Falkirk and some 20 miles west of Edinburgh. The town provides a traditional range of retail and leisure facilities and more extensive provisions are available within Falkirk which forms the main administrative centre for the surrounding district.

The town provides easy access to the central Scotland motorway network by the means of the M9 which lies immediately to the north, with Linlithgow also benefits from its position astride the main Edinburgh to Glasgow rail route.

The location of the subjects are shown on the appended plan.

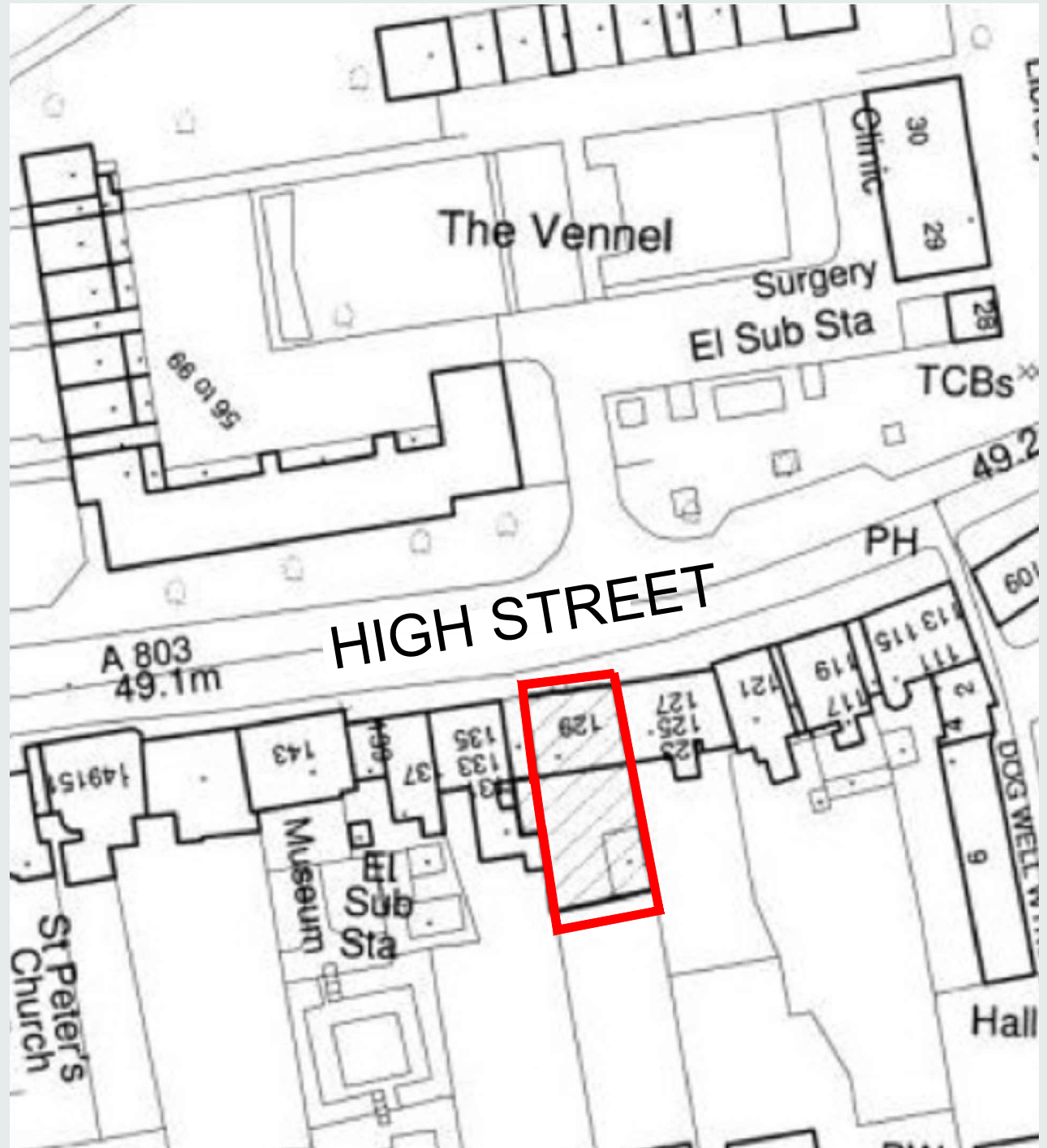
DESCRIPTION:

The subjects comprise a first floor office suite contained within the main building fronting directly to Linlithgow High Street, which is 2 storey in height and of stone construction, contained under a pitched and slated roof.

Shared access is taken directly from the High Street with the property arranged over the first floor provide 2 principal office rooms together with a shared kitchen and shower room.

The accommodation is finished to a high quality standard throughout, including a gas fired central heating system.

The subjects have the benefit of one dedicated parking space.



Property Details

ACCOMMODATION:

We calculate the subjects extend to a net internal area of 31.19 sq m (336 sq ft).

PROPOSAL

The subjects are available on internal repairing and insuring terms for a an initial one year period at a rental of £8,500 per annum exclusive.

The incoming tenant will be responsible for a proportional share of the service charge which will cover shared utilities, cleaning of common areas and external landscaping.

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

The subjects will require to be reassessed for rates purposes. It is anticipated that the subjects will lie underneath the threshold whereby eligible business will benefit from 100% rate relief.

LEGAL COSTS:

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

VAT:

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

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



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Make an enquiry

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