

# DM HALL

To Let

Office

The Dardanelle  
11/3 Armadale Road  
Whitburn  
West Lothian  
EH47 0ET



89.19 SQ M  
960 SQ FT

# Property Details

- Recently renovated space
- Suitable for a variety of uses
- Shared secure parking
- No VAT chargeable
- Rent offers of £11,500 per annum invited

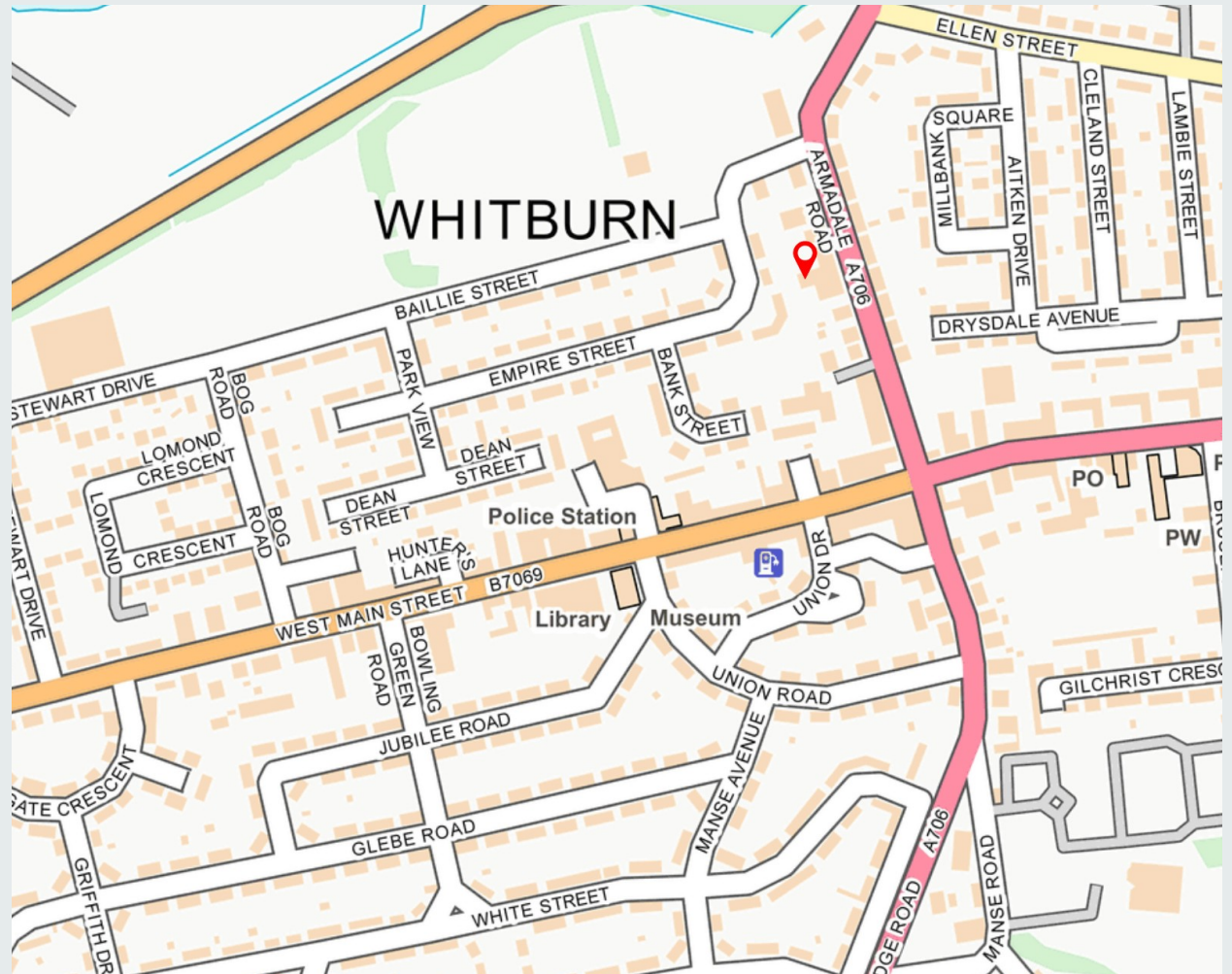
## LOCATION:

The subjects are located in Whitburn, a town in West Lothian, Scotland, situated approximately 23 miles west of Edinburgh and 26 miles east of Glasgow, making it well-positioned for commuters accessing both cities via the M8 motorway.

Whitburn has benefitted from regeneration projects in recent years and offers convenient transport links, including nearby railway stations in Armadale and Bathgate, providing direct services to Edinburgh and Glasgow.

## DESCRIPTION:

The subjects are contained within the first floor of the former British Legion. Internally, the property comprises of 5 offices, 1 of which forms a reception. The premises also contains kitchen facilities, large meeting room and two W/Cs. The subjects benefit from electrical heating, ceiling mounted LED light fittings and perimeter trunking throughout. The premises has recently been renovated to white box condition and would be suitable for a range of uses from a beauty/hair salon to office use.





# Property Details

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

FLOOR	SQ M	SQ FT
First Floor	89.19	960

## SERVICES:

The subjects benefit from mains water, electricity and drainage.

## LEASE TERMS:

Our client is seeking rental offers of £11,500 per annum on a new Full Repairing and Insuring lease.

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

Due to recent renovations the property is currently listed on the Scottish Assessors with a nil value.

Upon entry, the unit will require re-valuation, in which expectations are that the unit will benefit from 100% rates relief as per the small business bonus scheme.

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole letting agents.

**DM HALL**



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**RICS**

## LEGAL COSTS:

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

## VAT:

All prices quoted are exclusive of VAT which is not chargeable

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/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.



# Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors