

DM HALL

For Sale

Retail



25 Greendykes Road
Broxburn
West Lothian
EH52 5AF

31.77 SQ M
342 SQ FT

Property Details

- Situated in close proximity to Broxburns main thoroughfare.
- May benefit from 100% rates relief
- Suitable for a range of Class 1A uses.
- Offers over £55,000 (excl of VAT)

LOCATION:

The subjects are situated on Greendykes Road in Broxburn, a well-established town in West Lothian, located approximately 12 miles west of Edinburgh and 5 miles northeast of Livingston. Greendykes Road runs through the eastern side of the town and connects to East Main Street, the primary commercial thoroughfare, which hosts a variety of retail and service businesses.

The surrounding area comprises a mix of national and local retailers, providing strong footfall and visibility. Nearby occupiers include B&M Stores, Semi-Chem, and a range of independent businesses. The location benefits from good transport links, with easy access to the A89 and M8 motorway, making it convenient for both local customers and those traveling from surrounding areas.

DESCRIPTION:

The subjects comprise a single storey, mid-terraced class 1A premises, of what is likely to be traditional stone construction surmounted by a pitched and tiled roof. The premises benefits from half height display windows with roller shutters providing security to the premises.

Internally, the property is configured with a shop floor to the front, with a small back of house area benefiting from WC compartment.

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
Ground	31.57	340



Property Details

SERVICES:

We understand the subjects benefit from mains electric, water and drainage.

SALE TERMS:

Our client is seeking offer over £55,000 for the outright purchase of their heritable interest (Scottish equivalent of English freehold)

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

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

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 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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DM HALL



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RICS