

DM HALL

To Let/
May Sell

Hot Food
Takeaway

30 East Main Street
Broxburn
EH52 5AE



51.10 SQ M
550 SQ FT

Property Details

- Recently fitted out hot food takeaway
- High levels of passing vehicular traffic and pedestrian footfall
- Rent- £12,000 per annum
- Offers over £120,000 for heritable interest
- Seeking £50,000 for all fixtures and fittings

LOCATION

The subjects are situated on East Main Street in Broxburn, a well-established town in West Lothian, located approximately 12 miles west of Edinburgh and 5 miles northeast of Livingston. East Main Street is 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 Hot Food Takeaway situated in a ground floor unit within a stone built, 2-storey building under a pitched slate roof. The premises is configured with a customer waiting area to the front, leading to a food prep/ cooking area and W/C compartment to the rear.

The premises is fully fitted, including but not limited to, the following.

- Morelloforni Pizza Oven
- Commercial extraction
- Multiple fridges/freezers
- Double deep fat Fryer
- Polished stone topped pizza prep fridge
- Epos Till system
- Other fixtures and fittings



Other Matters

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	51.1	550

SERVICES

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

SALE TERMS

Our client is seeking offers over £120,000 (exclusive of VAT) for the outright purchase of their heritable interest (Scottish equivalent of English freehold).

LEASE TERMS

Our client is seeking rental offers over £12,000 per annum on a Full Repairing and insuring Lease for a term to be agreed.

FIXTURES/FITTINGS

Our client is seeking £50,000 for all fixtures and fittings.

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 £10,500 per annum.

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

OFFERS

All offers should be sent to the sole Letting/Selling Agents.

LEGAL COSTS

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

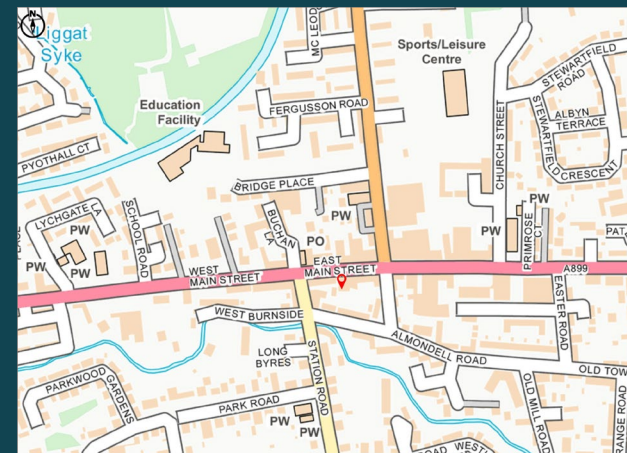


VAT

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

VIEWING ARRANGEMENTS

Strictly by contacting the sole Letting/selling 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

DM Hall Commercial
Law House
Fairbairn Place
Livingston Village
Livingston
EH54 6TN
01506 497 010

Harry Pattullo MSc

Oliver Lawson MSc MRICS

livingstonagency@dmhall.co.uk



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