

# DM HALL

For Sale  
Class 1A



12 West Main Street,  
Uphall,  
Broxburn,  
West Lothian,  
EH52 5DW

53.74 SQ M  
578 SQ FT



# Property Details

- Well maintained Class 1A premises
- Benefits from high levels of vehicular trade and passing footfall
- Shared communal parking found to the rear of the premises
- Offers over £95,000 (Exclusive of VAT)

## LOCATION

The subjects are prominently situated in the heart of Uphall, a well-established village in West Lothian, approximately 12 miles west of Edinburgh and 6 miles east of Livingston. West Main Street forms part of the A899, a busy thoroughfare connecting Broxburn to the east and Livingston to the south. The subjects are in close proximity to Uphall Train Station, providing direct links to Edinburgh.

More specifically, the property is located on the North side West Main Street and has excellent levels of passing vehicular traffic.

Neighbouring occupiers include John Lawsons Butchers, Scotmid, Applecross Motors and Omnicare Pharmacy.

## DESCRIPTION

The subjects comprise a 2 storey, mid-terrace, class 1A premises surmounted by a pitched slate roof.

Internally, the subjects are configured with an open plan sales area to the front, leading to a hair wash basin area, additional store and W/C compartment located to the rear. The premises further benefits from ancillary first floor office/kitchenette area. The property has access to a shared car park that is accessible from the rear of the property by foot with vehicular access from





# Other Matters

Ecclesmachan Road.

## 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	36.82	396
First	16.92	182
Total	53.74	578

## SERVICES

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

## SALE TERMS

Our client is seeking offer over £95,000 (exclusive of VAT) 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.

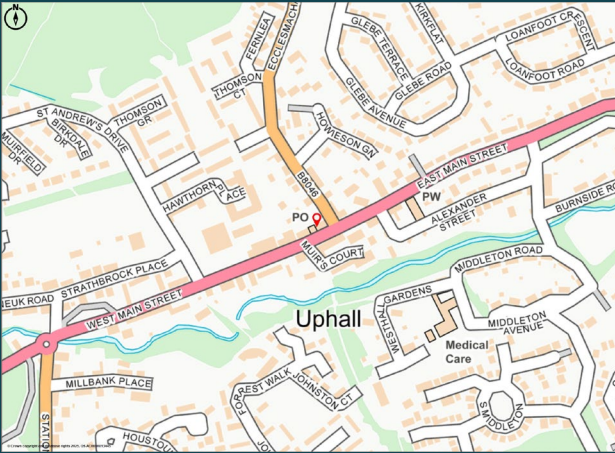
## NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,350 per annum.

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

## OFFERS

All offers should be submitted to the sole selling agent.



## 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 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  
17 Corstorphine Road  
Murrayburgh House  
Edinburgh  
EH12 6DD

Harry Pattullo MSc

Oliver Lawson MRICS

Edinburghagency@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