

DM HALL

For Sale

Class 1A Retail



**84 Main Street
West Calder
EH55 8DX**

**43.45 SQ M
468 SQ FT**

Property Details

- Class 1A premises for sale
- Excellent passing vehicular trade and pedestrian footfall
- Suitable for a variety of class 1A uses
- Fixed price of £85,000 (exc. of VAT)

LOCATION:

The subjects enjoy a prominent position on Main Street, the main thoroughfare through West Calder. West Calder is a village in West Lothian lying approximately four miles west of Livingston.

The surrounding area affords a mix of commercial and residential usage with nearby occupiers including Day-Today, La Salute, and CCS MOT Centre.

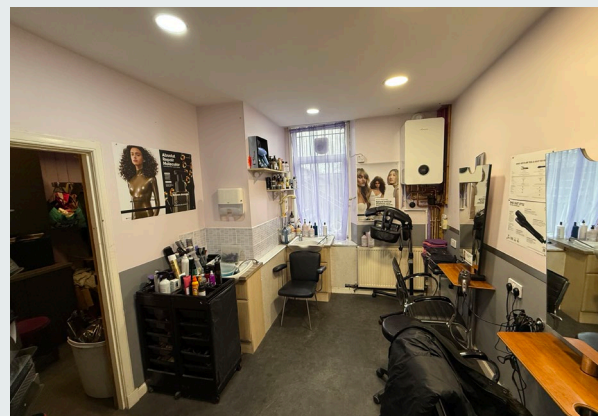
The subjects enjoy high levels of passing traffic from the A71 road that links Edinburgh to Lanarkshire and Ayrshire.

The subjects also benefit from good public transport links with nearby bus routes and West Calder Railway Station within walking distance, linking to the central belt.

DESCRIPTION:

The subjects comprise a mid-terraced, ground floor Class 1A premises of stone construction, set within a two-storey building with further attic conversion, surmounted by a part pitched and mansard style flat roof, with an assumed bitumen felt flat roof covering.

Access is achieved via uPVC framed pedestrian access doors located to the front and rear. Internally, the subjects are arranged to provide an open plan salon area, kitchen and WC located to the rear. Lighting is achieved via pendant + recessed spotlights, with gas central heating present throughout.



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
Ground	43.45	468
Total	43.45	468

SALE PRICE:

We are seeking a fixed price of £85,000 (exc. of VAT) for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold).

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,150.

ENERGY PERFORMANCE:

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

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.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL



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VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

Make an enquiry

Justin Akugbo BSc Hons

Oliver Lawson MRICS

livingstonagency@dmhall.co.uk

DM Hall LLP

Law House, Fairbairn Place

Livingston, EH54 6TN

01506 497010

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