

DM HALL

For Sale

Class 1A Premises

9 Greendykes Road
Broxburn
EH52 5AF



26.76 SQ M
288 SQ FT

Property Details

- Suitable for a range of Class 1A uses
- Situated in close proximity to Broxburn's main thoroughfare
- Occupiers may benefit from 100% rates relief
- The premises benefits from high levels of passing vehicular and pedestrian traffic.
- Offers over £50,000 (Excl of VAT)

LOCATION:

The subjects are located on Greendykes Road, Broxburn, a well-established West Lothian town positioned around 12 miles west of Edinburgh and 5 miles northeast of Livingston. Greendykes Road lies on the eastern side of the town and links directly to East Main Street, the principal commercial thoroughfare, which accommodates a wide range of retail and service businesses.

The immediate area features a strong mix of national and independent occupiers, ensuring good footfall and visibility. Nearby operators include B&M Stores, Semi-Chem, and various local traders. The property also benefits from excellent transport connections, with convenient access to the A89 and the M8 motorway, making it easily accessible for both local customers and those travelling from further afield.

DESCRIPTION:

The subjects comprise the ground floor of a two-storey, mid-terraced Class 1A premises, understood to be of traditional stone construction. The property benefits from a combination of roof structures, with part flat roof finished in a felt-type covering and part pitched roof finished with slate.

The premises benefits from full 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 back of house area benefiting from WC compartment.



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
Shop floor	26.76	288

SERVICES:

The subjects benefit from electric, mains drainage and mains water services.

SALE TERMS:

We are seeking offers over £50,000 (Excl. VAT) for the outright purchase of our client's heritable interest. (Scottish equivalent of 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 £3,500 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 any transaction.

VAT:

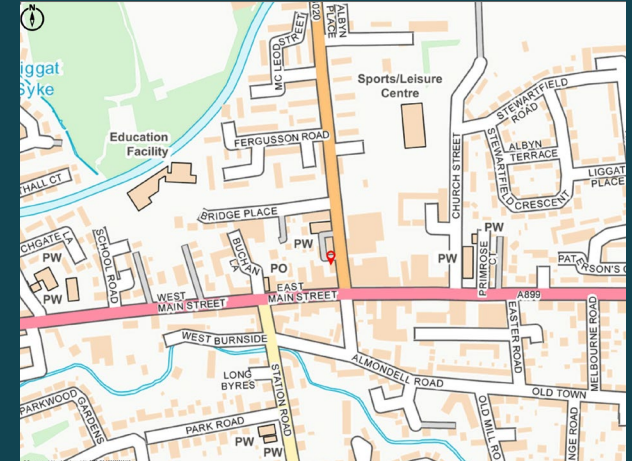
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

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.



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MRICS

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk

