

# DM HALL

## For Sale

**Café Investment**

**34 South Street,  
Bo'ness, EH51 0EA**



**110.67 SQ M  
1,191 SQ FT**

# Property Details

- Extensively refurbished Café premises
- Prominent town centre location
- Corner Position with busy main road frontage
- Currently let until 13<sup>th</sup> April 2027
- Passing rent of £12,000 pax

## LOCATION:

The subjects are situated on the southern side of South Street, in close proximity to its junction with Hope Street, forming part of Bo'ness' main town centre.

In this regard, the subjects occupy a prominent, corner position within the town centre with nearby occupiers including the Bo'ness Barrel Bar, Sneddon & Son Solicitors and Lyons Hardware.

Bo'ness itself comprises an established town within East Lothian lying astride the A904 road route on the southern banks of the River Forth, approximately 10 miles east of Falkirk and some 18 miles of Edinburgh.

The town's position within the Central Belt ensures that Bo'ness benefits from excellent road communication links with Junctions 3 and 5 of the M9 lying to the southeast and southwest respectively. This factor has ensured that the town has become a popular commuter location, particularly for the Edinburgh market, given its ease of accessibility to the capital.

The location of the subjects is shown on the appended plan.

## DESCRIPTION:

The subjects comprise an extensively refurbished Café premises, contained within a detached, single storey property which is of rendered brick construction, contained under a pitched and slated roof.

The retail frontage to South Street comprises a typical pass door together with a series of display windows, all of which have the benefit of outer roller security shutters.

Internally the subjects are presently arranged to provide a main café area, together with a kitchen, office and two toilet facilities.

## ACCOMMODATION & FLOOR AREAS:

110.67 sq m     1191 sq ft



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## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are entered in the current valuation roll at Rateable Value of £6,800 per annum.

We further note that the proposed Rateable Value in terms of the 1st April 2026 revaluation is £5,000.

Given the current and proposed rateable values it should be noted under the terms of the Small Business Bonus Scheme, eligible parties may be able to claim 100% rates relief.

## LEASE TERMS:

The subjects are presently let to Mr Keith Snedden on a 5 year full repairing and insuring lease from 14th April 2023 at a passing rent of £12,000 pax.

## PROPOSAL:

Offers of £125,000 are invited for the benefit of our clients absolute ownership

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is 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 maybe 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.

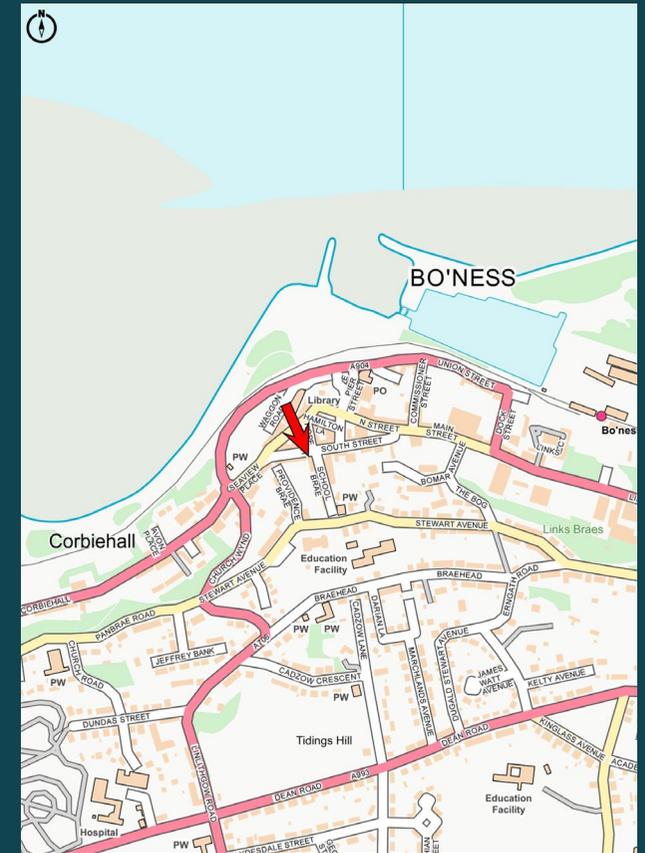
## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents

**DM HALL**



Regulated by  
**RICS**



## Make an enquiry

Juliet Robertson

Michael McIntyre

falkirkagency@dmhall.co.uk

**DM Hall Commercial Department**

**DM Hall, Unit 6a The Courtyard, Callendar  
Business Park, Falkirk, FK1 1XR**

**01324 628321**

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