

**122
EAST MAIN STREET
BROXBURN EH52 5EQ**

TO LET

**PRIME RETAIL
UNIT EXTENDING
TO 7,968 SQ FT
(740.23 SQ M) WITH
ADJACENT PARKING**



ON THE INSTRUCTIONS OF
LCP

122 EAST MAIN STREET

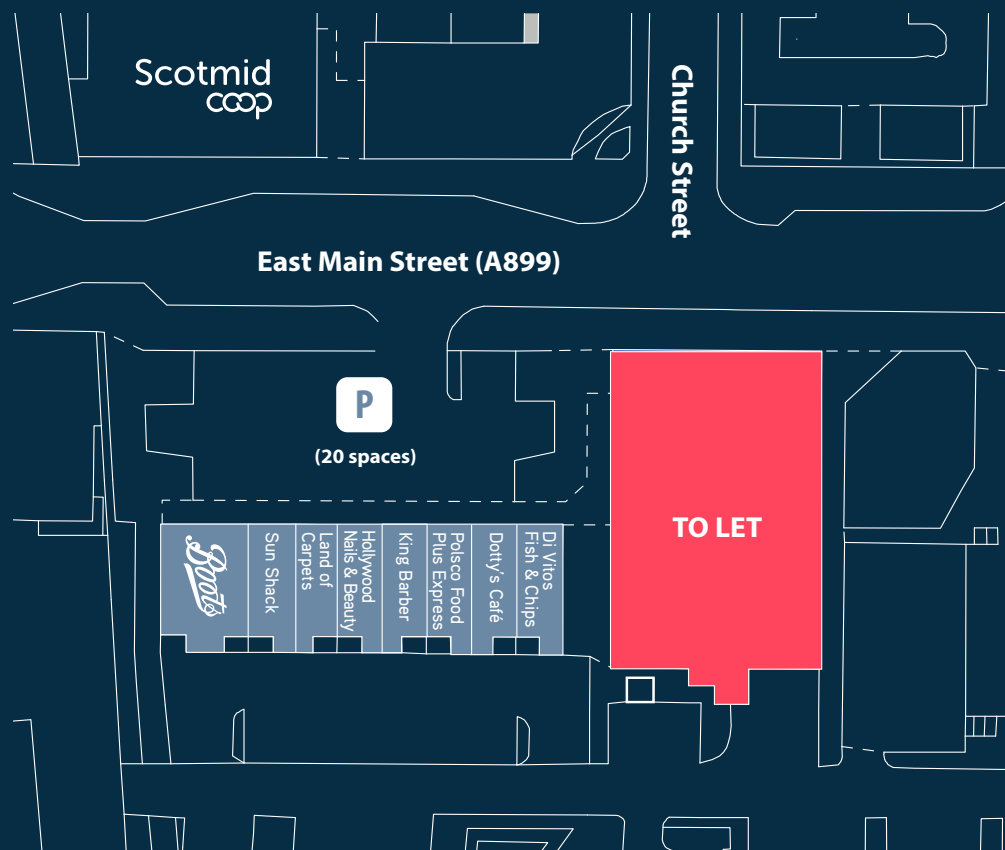
BROXBURN EH52 5EQ

LOCATION

The unit is located in the popular commuter town of Broxburn, West Lothian, situated approximately 12 miles west of Edinburgh and some 4 miles north of Livingston, only a short distance from the M8 motorway.

The property lies on the south side of East Main Street, forming part of the town's main commercial pitch.

Neighbouring occupiers include Boots, in addition to several independent traders, and the unit benefits from directly adjacent customer parking.



ACCOMMODATION

The premises comprise a ground floor only retail unit extending to the following approximate area:

122 East Main Street, Broxburn		
Ground Floor	740.23 sq m	7,968 sq ft
	740.23 sq m	7,968 sq ft

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EH52 5EQ**



RENT

Rental offers in excess of **£50,000 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£6,700 per annum exclusive**.

RATING

The rateable value of the property is as follows:

Rateable Value £35,000
Commercial Rate Pounding £0.498

(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

USE

Class 1A (Retail).

TERMS

Subject to Vacant Possession, the subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford
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07834 791 163

**AVISON
YOUNG**

Craig Dodds
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