

DM HALL

For Sale

Office Premises



21 West Port,
Linlithgow, EH49
7AY

21.17 sq m
(227.87 sq ft)

- Attractive office premises
- Self contained ground floor property
- Easy access to Linlithgow town centre
- 2 Main office rooms together with tea preparation area, store and shower room
- Suitable for a variety of uses
- Possible residential conversion opportunity subject to planning

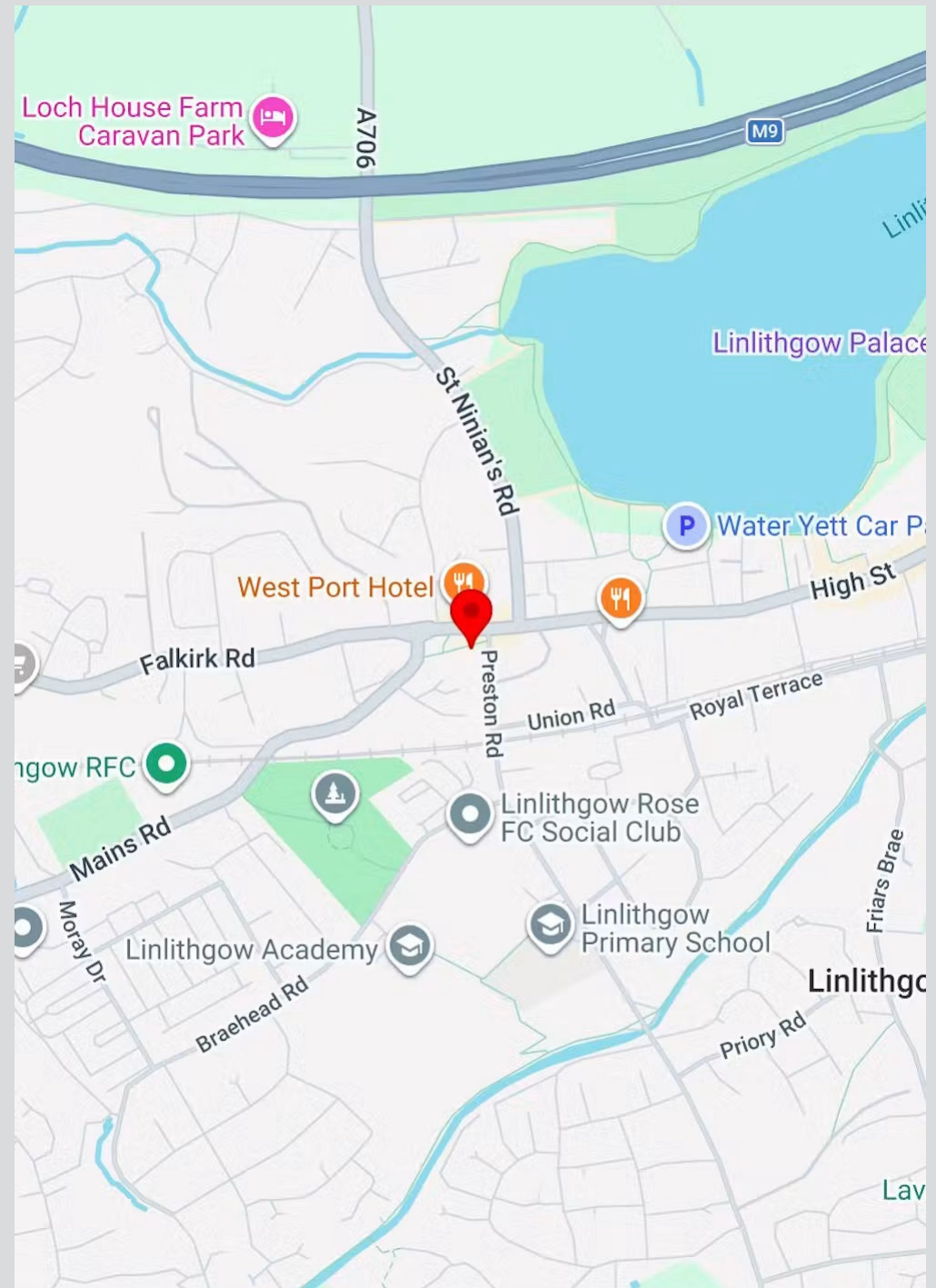
LOCATION

The subjects are located on the southern side of West Port, in close proximity to its junction with Preston Road, forming part of the western periphery of Linlithgow's main town centre.

The surrounding area is given over to a variety of residential and commercial useage, fronting onto West Port which forms part of Linlithgow's main commercial thoroughfare. Occupiers within the immediate vicinity include The West Port Hotel, The Willow Tree Public House and The West Port Express takeaway.

Linlithgow itself comprises a relatively affluent market town West Lothian lying astride the A803 trunk road route, approximately 18 miles west of Edinburgh and 10 miles east of Falkirk.

The town provides a variety of local authority and private housing stock and has become a relatively affluent commuter location over the years, given its excellent road and rail communication links, in this regard the M9 lies immediately to the north of the town with Linlithgow Station positioned on the main Edinburgh to Glasgow rail route.



DESCRIPTION

The subject comprise office premises arranged over the ground floor of a mid terraced, 2 storey and attic stone built property which is contained under a pitched and slated roof. The main roof incorporates a traditional slate clad dormer to the front elevation with a full width flat roof dormer having been incorporated to the rear.

The property has the benefit of a private ground floor entrance door from West Port with the subjects arranged internally to provide two office rooms together with a tea preparation area, store and shower room.

RATEABLE VALUE

Having regard to the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at Rateable Value £2,550.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2025/2026. Given the rateable value of the property, eligible parties will benefit from 100% Rates relief.

PRICE

Offers over £65,000 are invited for the benefit of our clients absolute ownership



VAT

All prices quoted are exclusive of VAT which maybe chargeable.

EPC

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.

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole 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

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DM HALL



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PROPERTY REF: ESA3968

DATE OF PUBLICATION: SEPTEMBER 2026