

DM HALL

To Let / For Sale

Class 1A Premises

44 East Main
Street, Broxburn,
EH52 5AE



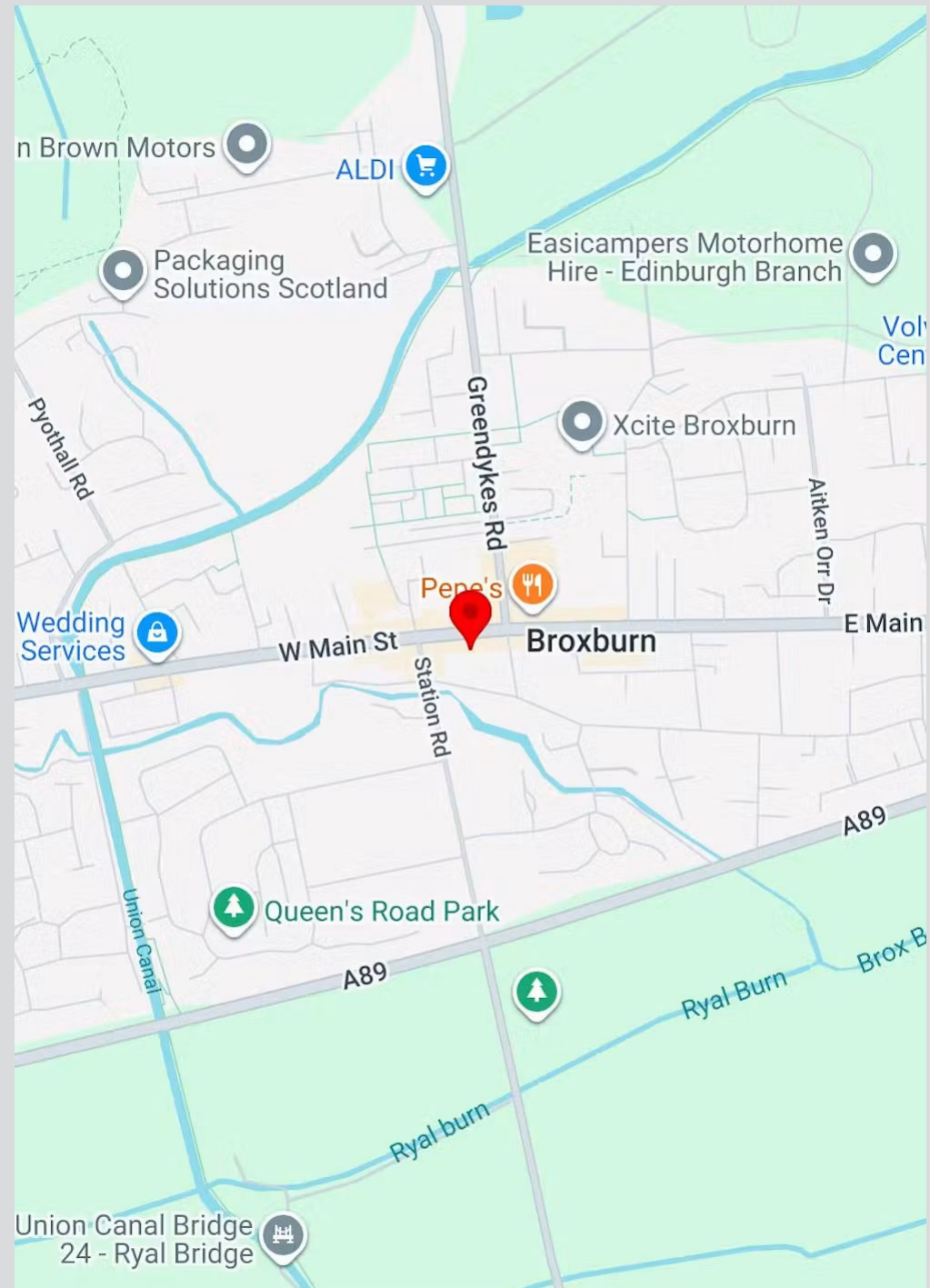
44.38 sq m
(477.70 sq ft)

- Suitable for a variety of different Class 1A uses
- Situated on the main throughfare of Broxburn
- Occupiers may benefit from 100% rates relief
- Premises benefit from high level of pedestrian footfall and passing vehicular trade
- Sale offers over £90,000 (exclusive of VAT) are invited
- Lease offers over £12,000 (exclusive of VAT) are invited

LOCATION

The subjects are located on East Main Street, Broxburn, a well-established West Lothian town, positioned around 12 miles west of Edinburgh and 5 miles Northeast of Livingston. East Main Street is one of the main high streets within Broxburn and is the principal commercial throughfare within the area. East Main Street accommodates a wide range of retail, hospitality and service businesses.

The immediate greater area features a strong mix of national and independent occupiers, ensuring a good footfall and visibility. Nearby operators include Semi- Chem, Pepe's Chicken, Scotmid Co-Op and a variety of different local traders. East Main Street also benefits from excellent transport connections with convenient access to A89, M8 motorway and Uphall train station. This in turn makes this location easily accessible for both local customers and those travelling from further afield.



DESCRIPTION

The subjects comprise the ground floor of a three-storey, mid terraced Class 1A premises, of stone construction. The properties frontage benefits from a small projected area, which is presumed to be covered by a bituminous felt like covering and is surmounted by a pitched and slated roof.

The premises benefits from two large display windows and glass pedestrian access door protected by a roller shutter door and windows for security. Internally the premises contains a large front shop area (currently fitted to be a barber shop), reception area, small staff area, storage and WC to the rear.

FLOOR AREA

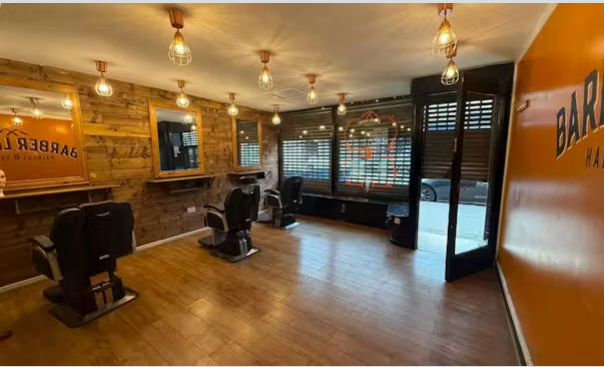
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition, The following area has been calculated approximately.

Floor/Unit	sq ft	sq m
Ground	477.70	44.38
Total	477.70	44.38

PRICE

We are seeking offers over £90,000 (Excl. of VAT) for the outright purchase of our client's heritable interest. (Scottish equivalent of Freehold)

We are seeking offers over £12,000 (Excl. of VAT) per annum for a new Full Repairing and Insuring lease on the premises



SERVICES

We understand the property benefits from mains electricity, water and drainage.

EPC

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

LEGAL COSTS

Each party to bear their own costs

VAT

Applicable. We understand that VAT is payable on the premises

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,500 per annum. It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief. Further details are available at www.saa.gov.uk.

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.

DM HALL



Regulated by
RICS



Make an enquiry

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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.

PROPERTY REF: ESA3966

DATE OF PUBLICATION: AUGUST 2026