

DM HALL

To Let

Retail

9 High Street,
Linlithgow,
EH49 7AB



62.55 SQ M
673 SQ FT

Property Details

- Attractive retail premises
- Busy town centre location
- Prominent main road frontage
- Suitable for a variety of users
- Attractive internal finish

LOCATION:

The subjects occupy an excellent town centre location, enjoying a prominent main road frontage on the southern side of Linlithgow High Street, immediately to the west of its principal junction with Blackness Road and High Port, forming part of the town's main commercial centre.

The surrounding area is given over predominantly to commercial usage with nearby occupiers including Flat White Coffee, Pacitti Jones Solicitors and Detail Hairdressing. The Old Post Office Bar/Restaurant and Platform 3 public house also lie within close proximity.

Linlithgow itself lies astride the A803 road route approximately 10 miles to the east of Falkirk and some 20 miles west of Edinburgh. The town provides a traditional range of retail, educational and leisure facilities.

The town provides easy access to the central Scotland motorway network by means of the M9 which lies immediately to the north, with Linlithgow also benefitting from its position astride the main Edinburgh to Glasgow rail route.

DESCRIPTION:

The subjects comprise ground floor retail premises, contained within a mid-terraced 3 storey building of traditional stone construction, contained under a pitched and slated roof which incorporates a flat platform section. The premises extend into a rear projection which is single storey in height and of similar stone/brick construction, contained under a pitched and slated roof.



Property Details

The retail frontage to High Street comprises a timber/glazed entrance door together with a series of timber framed display windows.

Internally the subjects are arranged to provide the main retail area together with a rear staff/tea preparation section and toilet facility.

The subjects are finished to an attractive standard throughout and would readily accommodate a range of retail operators.

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:

Ground Floor 62.55 SQM - 673 SQ FT

RATEABLE VALUE:

Having regard to the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at Rateable Value £10,300.

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.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £14,000 per annum, exclusive are sought.

DM HALL



Regulated by
RICS

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) can be made available to interested parties.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL EXPENSES:

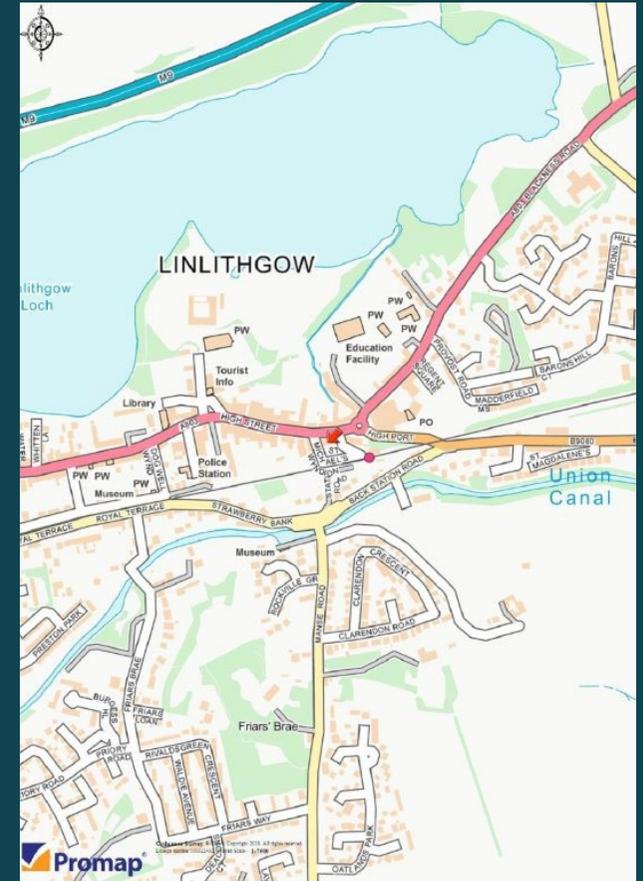
Each party will be responsible for paying their own legal cost. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting 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 Commercial Department

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