

DM HALL

To Let / For Sale

Class 1A Premises

43 West Main
Street, Armadale,
Bathgate, EH48
3PZ



- Low Rateable Value may qualify for 100% rates relief
- NIA- 58 sq m (625 sq ft)
- Sale offers over £60,000 are invited (exclusive of VAT)
- Rental offers of £9,000 are invited (exclusive of VAT)
- Main road frontage with high level of vehicular passing traffic

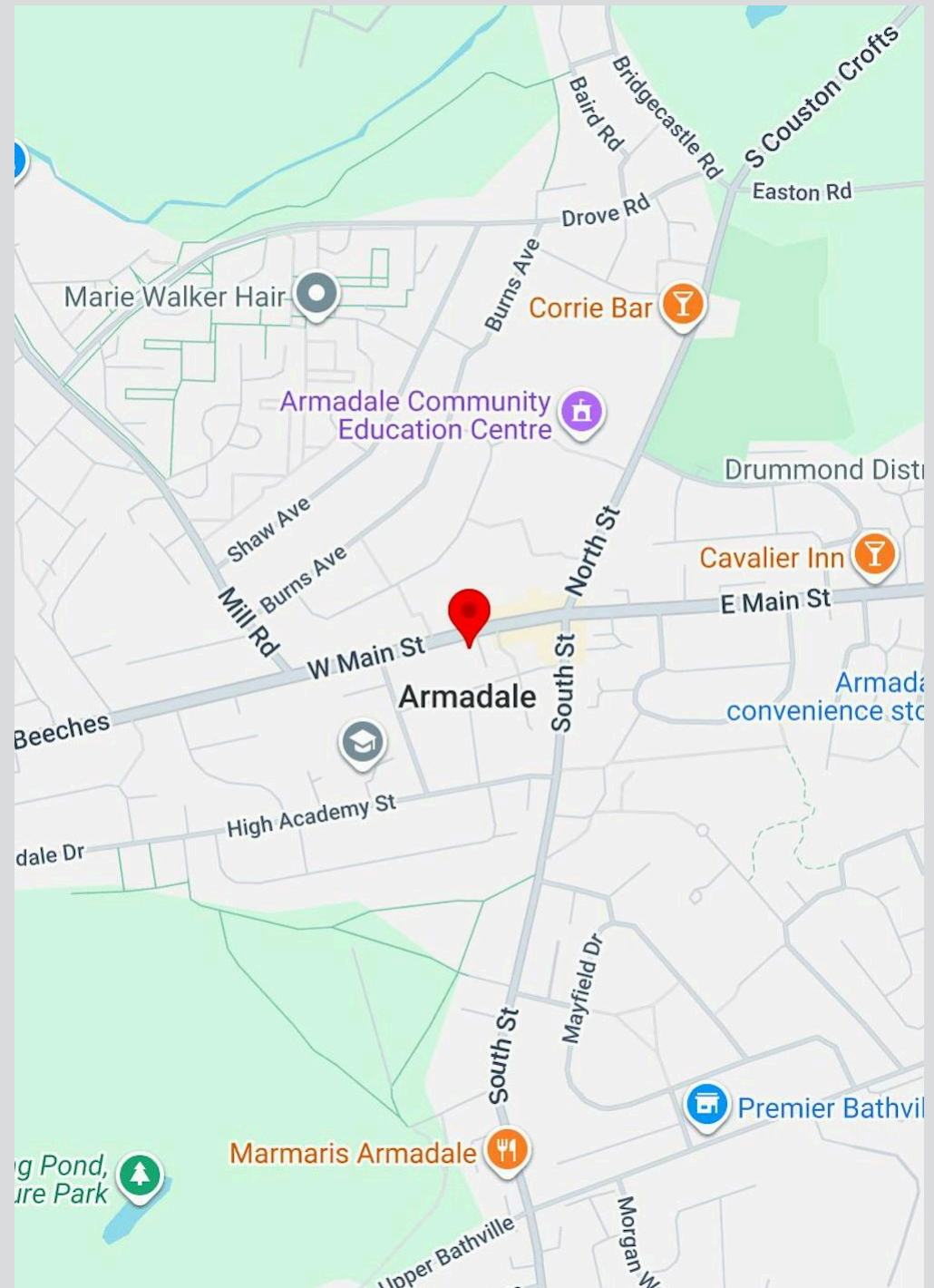
LOCATION

Situated in the south west of West Lothian, Armadale is a well-established and growing town that has benefited from significant residential expansion and continued investment in local infrastructure in recent years. The town offers an excellent base for both families and commuters, supported by a strong community, a wide range of local amenities and outstanding transport connectivity.

Armadale benefits from its own railway station, providing direct rail services into both Edinburgh and Glasgow, placing two of Scotland's most important commercial centres within comfortable commuting distance. For those travelling by road, the M8 motorway is readily accessible, offering swift connections to Edinburgh city centre, Glasgow and Edinburgh Airport. The A89 further supplements road connectivity, linking the town to the surrounding communities of West Lothian with ease.

The town itself supports a diverse range of local businesses and benefits from an established and growing residential population, providing a ready and consistent customer base for any commercial operator. The surrounding communities of Bathgate, Whitburn and Blackridge further extend the accessible catchment, with Armadale occupying a natural and central position within this cluster of well-populated West Lothian towns.

Overall, Armadale presents a well-connected and commercially active location, combining the benefits of excellent transport



DESCRIPTION

The subjects comprise of a Class 1A retail unit arranged over the ground floor of a two-story high street property of brick construction, rendered externally, under a pitched and tiled roof.

The property benefits from a highly visible frontage with large timber display windows with a centrally positioned recessed entrance door. The property is secured via an electrically operated roller shutter door.

Internally, the property is configured within sales accommodation to the front, with additional accommodation located in an elevated position to the rear. Further storage space, a tea prep area and WC can be found at the rear of the property.

The property is currently being used as a photo studio, however, would be suitable for alternate uses.

Neighbouring occupiers include a range of national and local operators including, Sneddon's solicitors, Semi-Chem, William Hill, as well as the local police station.

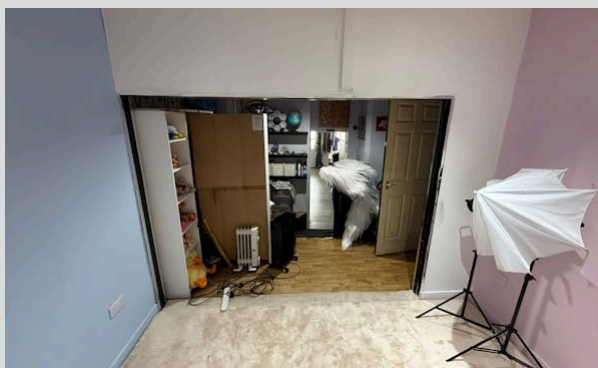
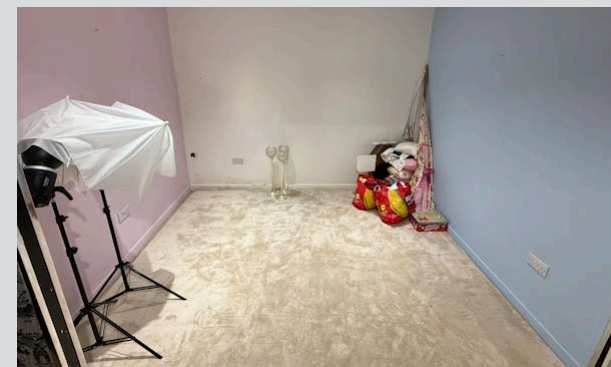
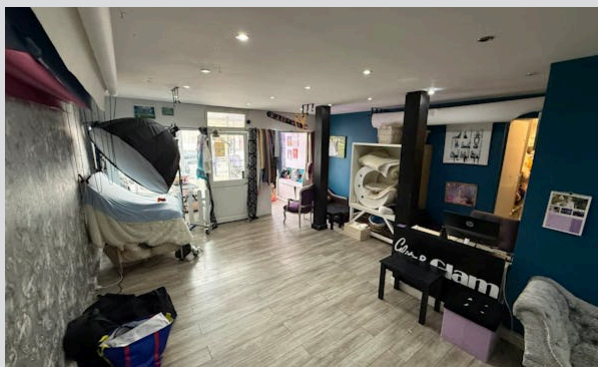
ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice- 6th Edition on a Net Internal basis.

FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Retail	625	58.06
Total		625	58.06



SERVICES

The subject benefit from mains electricity, water and sewage.

SALE TERMS

We are seeking offers over £60,000 (exc. of VAT) for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold)

LEASE TERMS

Our client is seeking rental offers of £9,000 (exc. of VAT) per annum on full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

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

To be confirmed

NON-DOMESTIC RATES

Rates Payable: Based on the 2026 valuation.

Rateable Value: £6,800

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



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RICS



Make an enquiry

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PROPERTY REF: ESA3915

DATE OF PUBLICATION: JUNE 2026