

DM HALL

To Let

Class 1A Premises

50 East Main Street,
Broxburn,
EH52 5AE



29.05 SQ M
313 SQ FT

Property Details

- Attractive salon/beauticians in walk in condition
- Suitable for a range of Class 1A uses
- High levels of passing vehicular traffic and pedestrian footfall
- Offers Over £9,000 per annum (exclusive of VAT)

LOCATION:

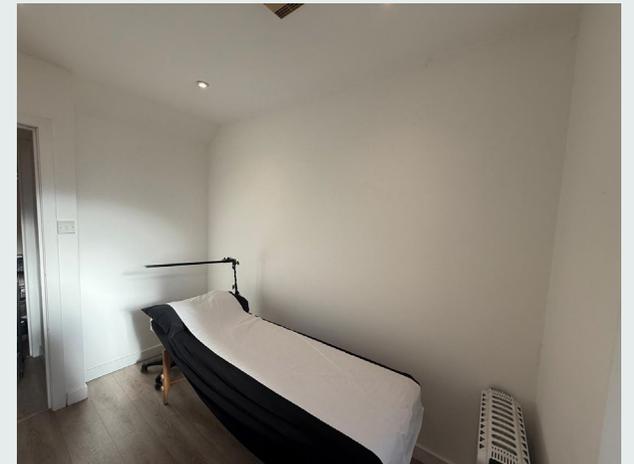
The subjects are situated on East Main Street in Broxburn, a well-established town in West Lothian, located approximately 12 miles west of Edinburgh and 5 miles northeast of Livingston. East Main Street is the primary commercial thoroughfare, which hosts a variety of retail and service businesses.

The surrounding area comprises a mix of national and local retailers, providing strong footfall and visibility. Nearby occupiers include B&M Stores, Semi-Chem, and a range of independent businesses. The location benefits from good transport links, with easy access to the A89 and M8 motorway, making it convenient for both local customers and those traveling from surrounding areas.

DESCRIPTION:

The subjects comprise the ground floor of a mid-terraced, two-storey building of traditional stone construction, under a pitched slate roof. The premises benefits from metal framed, double glazed frosted glass frontage, providing excellent visibility and natural light fronting onto East Main Street

Internally, the accommodation is arranged with a waiting/treatment area to the front with two private treatment rooms and WC facilities located towards the rear of the property.



Property Details

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:

FLOOR	SQ M	SQ FT
Total	29.05	313

SERVICES:

We understand the subjects benefit from electric, mains drainage and mains water services.

LEASE TERMS:

Our clients are seeking offers over £9,000 (Excl of VAT) per annum on a new Full repairing and Insuring lease, for a minimum term of 5 years.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The property benefits from a B rating.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,400 per annum.

It should be noted that some occupiers may benefit from small business bonus scheme 100% rates relief.

All potential tenants should satisfy themselves and can obtain further information at <https://www.saa.gov.uk/>

PROPOSAL:

Any proposals to lease should be sent directly to the sole letting agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

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

Harry Pattullo MSc MRICS

Oliver Lawson MSc MRICS

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk

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