



**FOR SALE**  
**DEVELOPMENT OPPORTUNITY**

**58-62 WEST MAIN STREET,  
ARMADALE, EH48 3QA**

- Land with development potential
- Total site area approx. 365 sq m (0.09 acres)
- Popular town centre location
- Offers around £125,000 invited

**DM HALL**  
CHARTERED SURVEYORS

**LOCATION:**

The subjects are located in the town of Armadale, West Lothian. Armadale is positioned close to Junction 4 and Junction 4A of the M8, connecting the cities of Edinburgh and Glasgow and the wider motorway network. The town benefits from bus links serving Livingston, Falkirk and Edinburgh, and a railway station served by the North Clyde Line.

**DESCRIPTION:**

The subjects comprise a parcel of land extending to approximately 0.09 acres. The subjects are situated on the North side of West Main Street, the main thoroughfare through Armadale, which is mixed in nature.

The subjects have potential for development subject to obtaining the necessary consents. The site previously had planning permission for the construction of a three storey building containing two retail units and four 2-bedroom flats above. All planning enquiries should be directed to the West Lothian Council Planning Department.

**ACCOMMODATION:**

The property has been measured online and is approx. 365 sq m (0.09 acres)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a current Rateable Value of £500 per annum.

**SALE TERMS:**

Offers in the region of £125,000 are invited.

**VAT:**

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

**LEGAL COSTS:**

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

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

12 Grampian Court,  
Beveridge Square,  
Livingston, EH54 6QF  
Tel: 01506 479010

**EMAIL:**

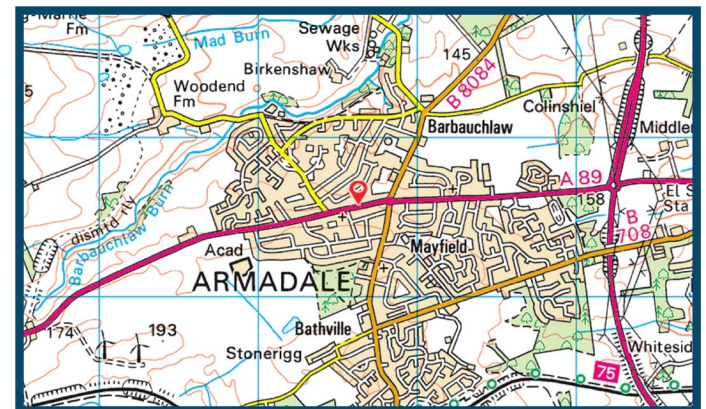
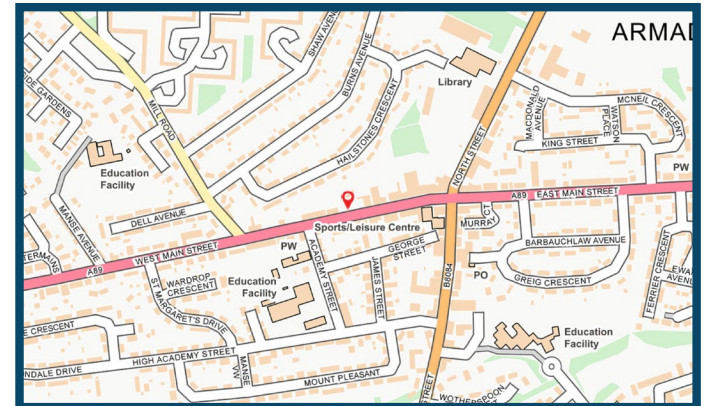
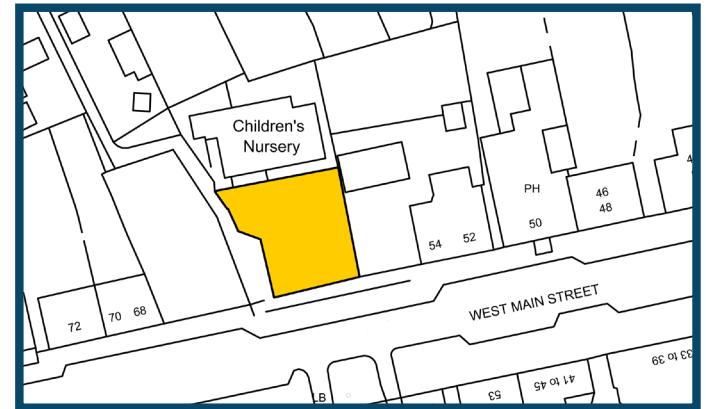
Graeme.Pollock@dmhall.co.uk  
Helana.Clarkson@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA2925

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**IMPORTANT NOTE**

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