

**RENT
REDUCED**



TO LET

SHOP PREMISES

110-112 West Main Street, Harthill, ML7 5RW

Prominent roadside position

Suitable for a variety uses, subject to consent

50% rates relief available, subject to status

Net internal area of 125.6 sq.m (1,352 sq.ft)

Offers Over £14,000 pax

LOCATION

The subjects are located on the north side of West Main, the main thoroughfare and commercial trading area within Harthill, and provides a full range of traditional town centre uses, a mix varying from retail, hot food take away/restaurant, public houses/guest house etc along with existing residential properties.

Harthill is a predominantly residential village situated on the B706 trunk road route which runs parallel to and to the south of the M8 Glasgow to Edinburgh motorway. The village is situated midway between these two major cities, approximately 5 miles north east of Shotts and 4 miles west of Whitburn, the nearest larger settlements. The village has a population of around 2,000 persons and has the benefit of a park and ride facility at the railway station, together with country bus routes.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

The subjects comprise a double frontage ground floor retail premises contained within a two storey traditional stone and brick building with a pitched and slated roof.

The subject comprises a ground floor retail premises, within a traditional stone and brick building. Dedicated access is afforded to the front elevation and internally the property is laid out to provide a large open plan sales area leading to rear stock room and staff WC.

ACCOMODATION

According to our calculations the subject have a total net internal area of approximately 125.6 sq.m (1,352sq.ft).

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £15,000. As of April 2023, this Rateable Value will decrease to £14,200

Under the proposed changes to the Small Business Bonus Scheme (April 2023), the property should qualify for 50% rates relief, subject to the occupiers status.

RENT

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £14,000 per annum are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

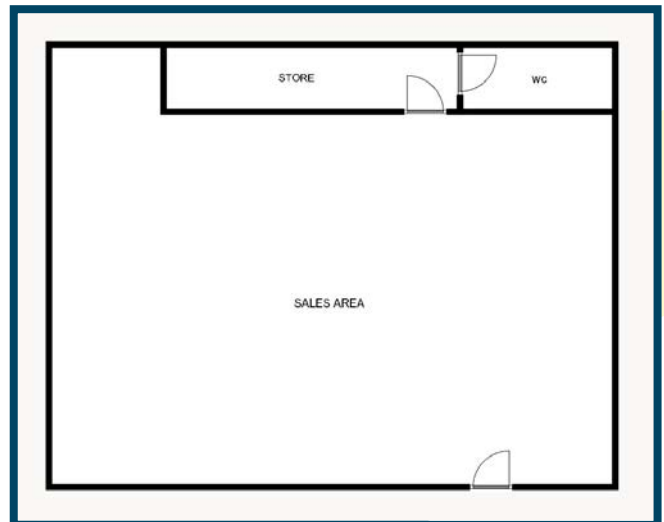
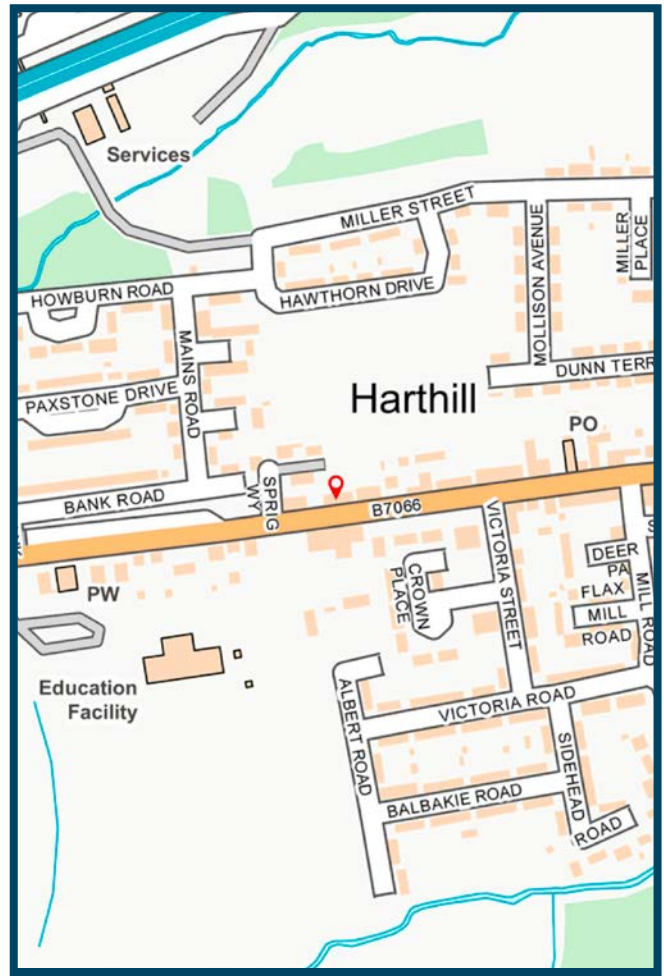
A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jacqueline Towie

Tel: 07917762352

e-mail: jacqueline.towie@dmhall.co.uk

DATE OF PUBLICATION

MARCH 2023

REFERENCE

WSA2211

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.