

DM HALL

For Sale

Industrial/workshops/
business units

Units A- H
20 Paterson's Court
Broxburn
EH52 5HB



465.48 SQ M
5,010 SQ FT

Property Details

- Current rental income of £36,470 per annum (exclusive of VAT)
- L shaped industrial/workshop/ business units
- Located in close proximity to East Mains Industrial Estate
- Offers over £350,000 invited reflecting a Gross Initial yield of 10.42%

LOCATION:

The subjects are located in Paterson's Court, adjacent to East Main Street, Broxburn. The surrounding area features a combination of commercial and residential properties, with a range of local amenities available in Broxburn town centre. The property benefits from strong public transport links, providing regular connections to Edinburgh and the wider West Lothian area. Additionally, it offers convenient access to the M8 motorway and Scotland's broader road network.

DESCRIPTION:

The subjects comprise an L shaped terrace of light industrial workshops of block/brick construction with steel and timber framed supports, surmounted by part pitched/part mono-pitched roofs.



The subjects benefit from a range of the following specifications:

- Vehicular access roller shutter door
- Concrete floors
- 3 phase/single phase electricity supply
- Communal Male/ Female WCs
- Maximum 3.5 m eaves

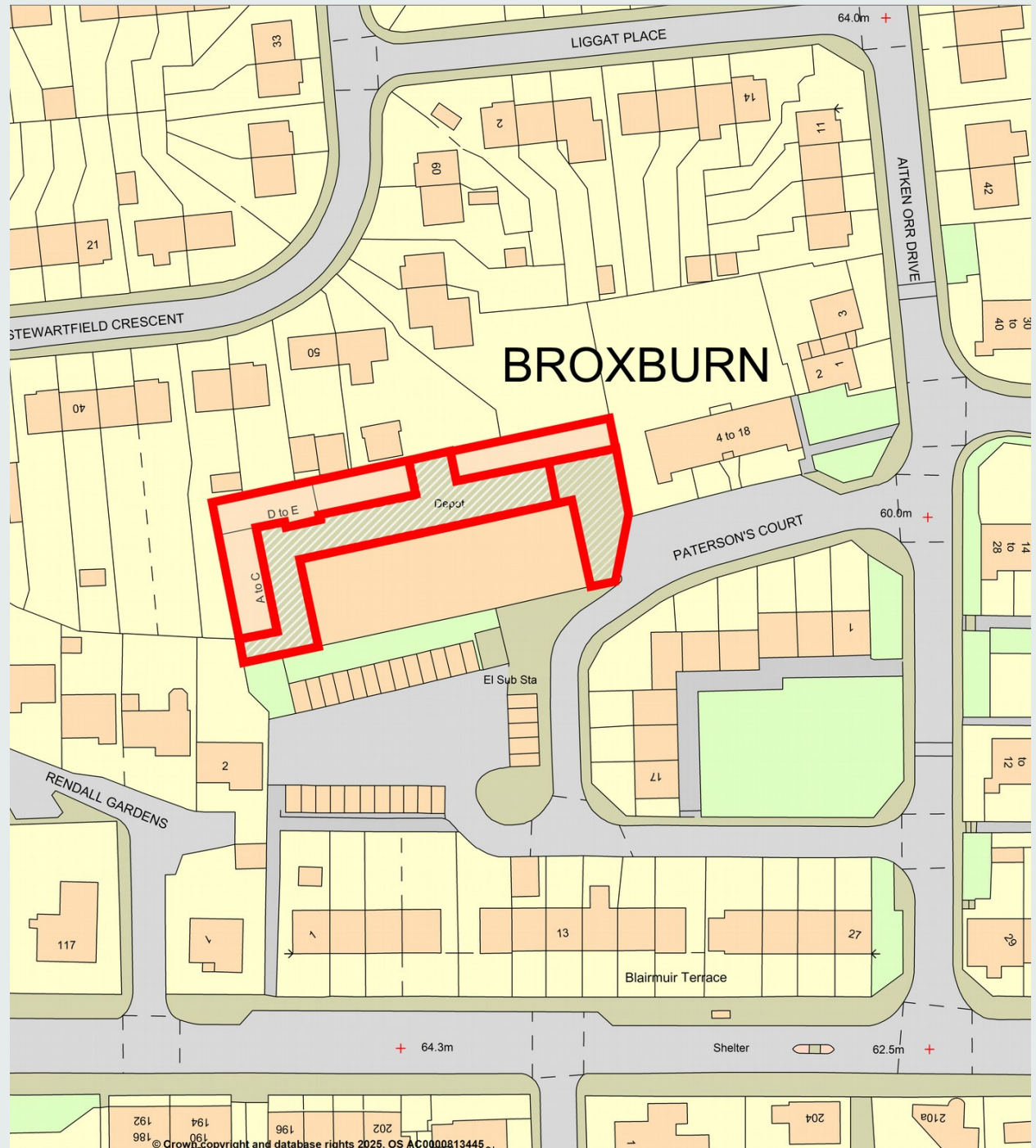
ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Basis as follows:

FLOOR	SQ M	SQ FT
Unit A	45.04	485
Unit B	65.12	701
Unit C	65.58	706
Unit D	35.67	384
Unit E (Ground floor workshop and 1st floor office)	129.89	1,398
Unit F	62.84	676
Unit G	21.88	236
Unit H	39.45	425
TOTAL	456.48	5,010

LEASE TERMS:

The units are fully occupied under short-term licence agreements, with several tenants expressing a willingness to discuss lease extensions following the sale. Further details are available upon request.



Property Details

Unit	Tenant	Lease expiry	Occupation from	Rent passing *
A	Private Tenant (trading as Track formula)	28/02/2026	01/03/2024	£3,150
B	Private Tenant (trading as Track formula)	10/12/2025	11/12/2013	£4,200
C	Private Tenant (Trading as First Cut)	20/01/2026	21/01/2020	£4,200
D	Private Tenant	28/02/2025	01/07/2021	£2,040
E	Private Tenant (Trading as First Cut)	30/11/2025	01/12/2024	£11,000
F	MGM Timber Ltd	04/03/2025	05/03/2021	£5,100
G	Private Tenant (Trading as All Sewn Up)	15/03/2025	Pre 2001	£3,180
H	Private Tenant	06/02/2026	07/02/2025	£3,600
Total				£36,470

*Rent includes repairs, water rates and insurance

SALE TERMS:

We are inviting offers over £350,000 for the outright purchase of our clients heritable interest, reflecting a Gross Initial Yield of 10.42%*

DM HALL



Regulated by
RICS

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a cumulative rateable value of £6,695, however, individually it should be noted under the terms of the Small Business Bonus Scheme, the properties maybe eligible for 100% rates relief.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling 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 is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSc

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

0131 624 6130

edinburghagency@dmhall.co.uk

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