

DM HALL

To Let

Retail

48 High Street
Linlithgow
EH49 7AE



39.64 SQ M
427 SQ FT

Property Details

- Attractive town centre retail premises
- Busy main road frontage
- Suitable for a variety of class 1a users
- Offers of £9,000 pax sought.

LOCATION:

The subjects lie within the heart of Linlithgow's principal commercial centre, situated in the northern side of High Street, to the west of its junction with Blackness Road. Linlithgow itself lies astride the A803 road route approximately 10 miles to the east of Falkirk and some 20 miles west of Edinburgh. The town provides a traditional range of retail, educational and leisure facilities.

The town provides easy access to the central Scotland motorway network by the means of the M9 which lies immediately to the north, with Linlithgow also benefitting from its position astride the main Edinburgh to Glasgow rail route.

In terms of the subjects themselves the property forms part of Linlithgow's principal town centre with surrounding occupiers including Bar Leo, Costa Coffee, Halliday Homes and Lilypond Crafts.

The location of the subjects are shown on the appended plan.



Property Details

DESCRIPTION:

The subjects comprise retail premises arranged over the ground floor of a mid-terraced, 2 storey and attic stone built property which is contained under a pitched and tiled roof.

The retail frontage to High Street comprises a timber/glazed entrance door together with a timber framed display window.

Internally the subjects are arranged to provide the main retail area together with a rear sales/storage section, tea preparation area and toilet facility.

ACCOMMODATION & FLOOR AREAS :

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

Unit	SQ M	SQ FT
Ground floor	39.64	427

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 Rateable Value of £6,000.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2024/2025. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.



LEASE TERMS:

The subjects are offered on internal repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £9,000 per annum exclusive are sought.

LEGAL COSTS:

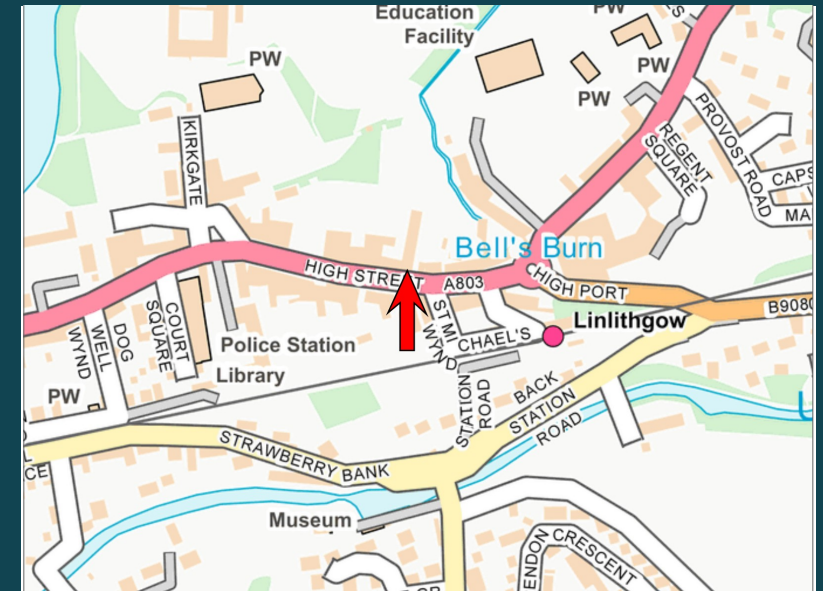
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.



Make an enquiry

Juliet Robertson

Michael McIntyre

Falkirkproperties@dmhall.co.uk

DM Hall Commercial Department

DM Hall, Unit 6a The Courtyard, Callendar
Business Park, Falkirk, FK1 1XR

01324 628321

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