



15 Napier Square, Livingston, EH54 5DG

- Dedicated Yard
- Available by way of Sublease or Assignment
- Lease Termination: June 2024
- Unit Extends to 212.18 Sq M (2,284 Sq Ft)
- Attractive Passing Rent of £13,700 Per Annum



LOCATION

Livingston lies immediately adjacent to Junction 3 of the M8 Motorway and is strategically located approximately 17 miles to the west of Edinburgh and 31 miles to the east of Glasgow. The M8 provides direct links to the M9 (Stirling), M90/A90 (Dundee/Aberdeen) and M73/M74 interchange, allowing all parts of the Scotland and Northern England to be easily accessed.

Houstoun Industrial Estate is Livingston's premier industrial location. Access from Junction 3 of the M8 is via Livingston Road (A899), turning first left onto Houston Road and then left onto Muir Road.

DESCRIPTION

The subjects comprise of open plan brick built rendered industrial unit with electric roller vehicular access door. The unit also benefits from an enclosed secure yard, trade counter and ancillary office, tea prep and WC facilities

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

Areas / Floor etc	Sq M	Sq Ft
Total	212.18	2,284

LEASE TERMS

The property is available by the way of sublease or assignment. It is currently held on an FRI lease, at a current passing rent of **£13,700** per annum exclusive of VAT, which expires on the 19th of June 2024.

Further details are available upon request.

RATEABLE VALUE

In accordance with the Scottish Assessors Association, we have been advised that the subjects have a rateable value of **£9,400**. The current rate poundage is 0.498/£1.00 (April 2021/2022).

The premises qualify for 100% Business Rates Relief under the Small Business Rates Scheme.

ENTRY

The property is available for immediate occupation.

LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

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To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: December 2021