



**57 EAST MAIN STREET,
BROXBURN,
EH52 5EE**

- 1st Floor open plan space available suitable for various uses (STP)
- Prominent position within popular commuter town of Broxburn
- Excellent Transport Links
- Total NIA of 474.03 sq m (5,102 sq ft)
- Offers over £15,000 per annum

LOCATION

The subjects are located just 12 miles west of Edinburgh City Centre and 5 miles away from Edinburgh Airport within the West Lothian town of Broxburn. The town benefits from excellent transport links being close to the Newbridge Interchange which provides direct vehicle access from both the M9 and M8.

Uphall train station is located a short distance to the southwest with regular trains (every 30 mins) running to and from Edinburgh which only takes 18 minutes. Given the accessibility, Broxburn has become a popular commuter town with a resident population of some 16,000.

The premises holds a prominent high street location on the north most side of East Main Street with similar style retail units nearby including a mix of both local and national occupiers such as Boots, B&M Home Stores, Semichem, Poundland and Scotmid.

The subjects location can be seen more clearly on the appended plan.

DESCRIPTION

The subjects comprise a first floor office as part of a 2-storey brick terraced property surmounted under a pitched and slated roof to the front and held by a flat roof over the rear extension. Access can be taken via the front street facing, aluminium framed and glazed entrance door offering great natural light into the unit.

The subjects are currently being adapted and the first floor will benefit from its own access point from the frontage of the property. The first floor is accessed via the internal staircase and is currently laid out to provide office/ancillary storage space.

ACCOMMODATION

According to our calculations conducted in line with the RICS code of Measuring Practice 6th Edition, we estimate the subject's extend to the following approximate net internal areas;

Floor	sq.ft	sq.m
First Floor	3166	294.18
Total	3166	294.18

RENT

We are seeking offers over £15,000 per annum on new Full Repairing and Insuring terms.

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.

RATABLE VALUE

The rateable value shall need to be reassessed upon a prospective tenant taking entry.

LEGAL COSTS

Each party will bear their own legal costs incurred within this transaction. The tenant will be liable for the land and building transaction tax and any registration dues incurred in this transaction.

EPC

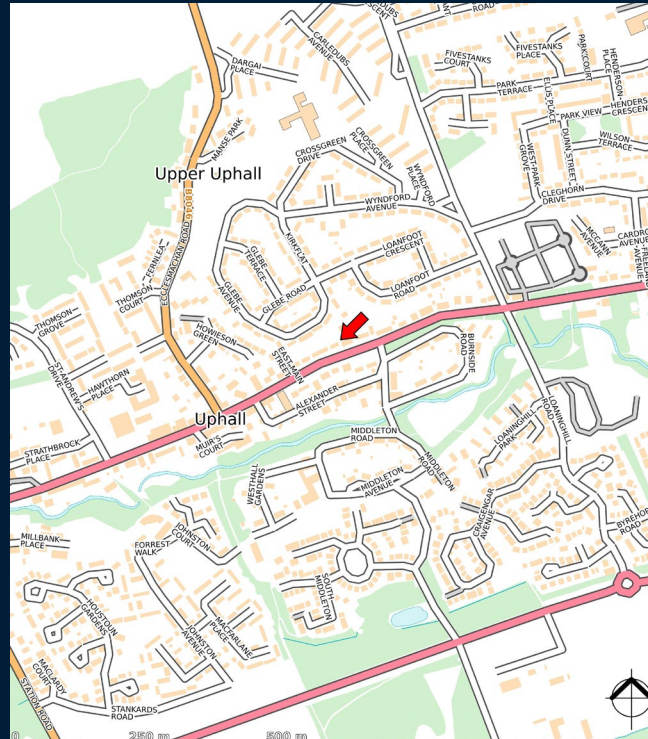
A copy of the EPC can be given upon request. The current rating is F.

VAT

All prices quoted exclusive of VAT. We understand that the subjects are elected to tax and therefore VAT will be chargeable.

VIEWINGS AND FURTHER INFORMATION

Viewings strictly by contacting the sole letting agents:



For any queries or to arrange a viewing, please contact —



Ross Chinnery

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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

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2024