

**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

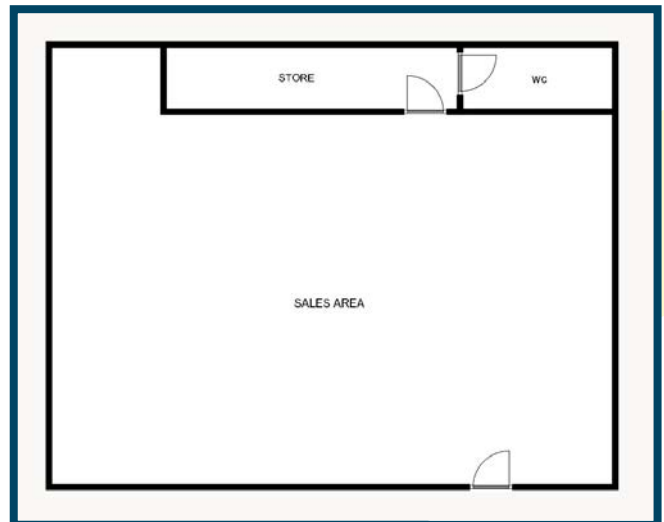
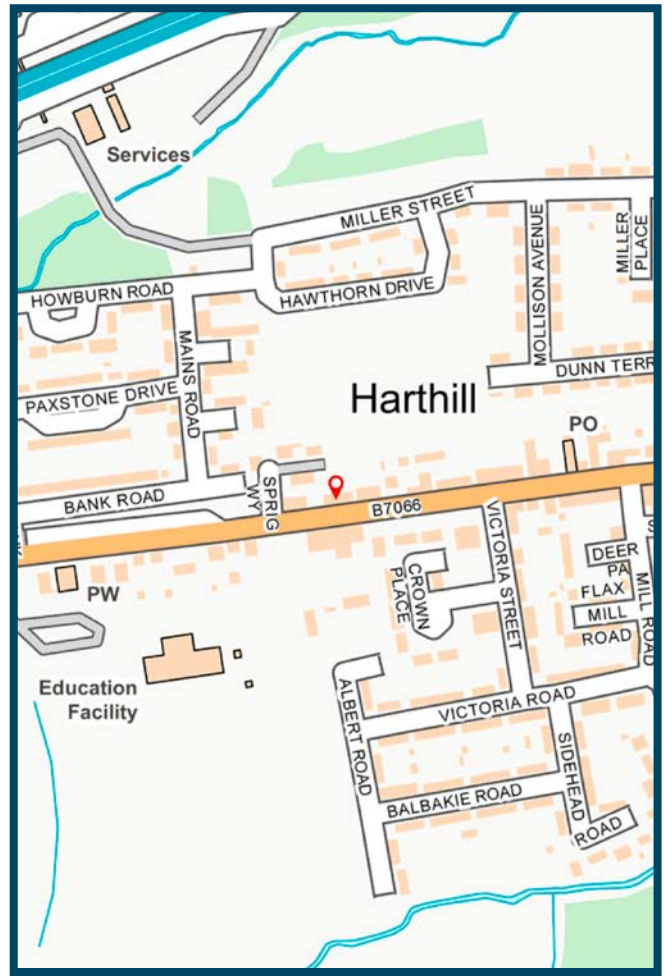
A copy of the Energy Performance Certificate is available upon request.

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

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DATE OF PUBLICATION

MARCH 2023

REFERENCE

WSA2211

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