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- ✔ Class 2 former bank premises in central High Street pitch
- ✔ May suit class 1 (retail) uses subject to planning/ Qualifies for 100% rates exemption
- ✔ Approximate net internal area of 80 sq m (861 sq ft)



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LOCATION

Linlithgow is a popular and affluent commuter town situated just off the M9, approximately 20 miles west of Edinburgh.

The town is well known for Linlithgow Palace, its main tourist attraction, which sits on the banks of Linlithgow Loch. The High Street provides a mixture of local and national retailers as well as a growing blend of artisan and independent outlets.

The property is situated on the south side of the High Street with neighboring occupiers including Boots, Granary Café and Costa Coffee.

A mixture of metered and street parking is available nearby. Linlithgow also benefits from being on the main Edinburgh to Glasgow rail route.

DESCRIPTION

The subjects form the ground floor of a three-storey, B-listed former branch of the Royal Bank of Scotland. It is a detached building which is slightly set back from the high street with wrought iron railings to the front.

The premises are arranged over ground floor with the upper floors in use by a children's nursery. The front office is entirely open plan with painted plasterboard walls, suspended ceiling and carpet floor coverings. It benefits from three large window openings proving plenty of natural light.

To the rear is the former bank vault and a further office area, WC and storage. Heating is provided by wall mounted electric heaters.

ACCOMMODATION

Following a recent inspection of the premises we calculate the net internal area to be approximately:

80 sq m (861 sq ft)

RENT/USE

Our client is seeking offers over £12,500 per annum to grant a new full repairing and insuring lease.

The property may also suit a class 1 (retail) use, subject to a satisfactory planning consent, with a rent quoted on application for this type of use.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,900. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

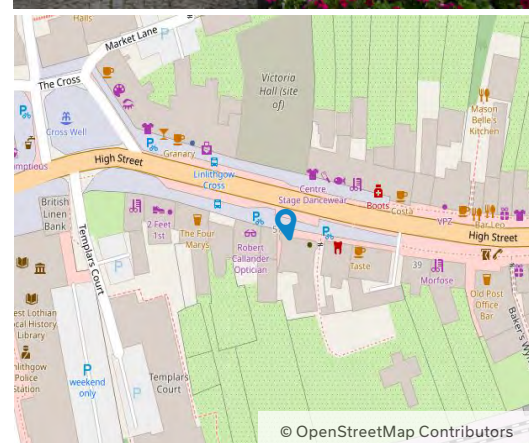
The Energy Performance Certificate rating is G.

LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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