



## TO LET - RETAIL

RETAIL/ OFFICE PREMISES  
135 WEST MAIN STREET,  
ARMADALE, EH48 3JA

- Highly visible unit with off-road parking
- Net Floor Area- 360 sq.ft
- 100% Rates Relief
- Potential for Alternative uses
- Rent £7500 pa.



#### LOCATION:

The property is located in the town of Armadale, West Lothian. Armadale has excellent transport links, positioned close to Junction 4 and Junction 4A of the M8, connecting the cities of Edinburgh and Glasgow. The town also benefits from bus links serving Livingston, Falkirk and Edinburgh, and a railway station served by the North Clyde Line. West main Street is the main thoroughfare of the town, and is an established commercial area within the Town Centre, with a mix of residential and commercial units nearby.

Nearby occupiers include Virsa Indian, Brodies Funeral Care, and Foo Wing takeaway. There are also a number of residential units in the immediate locale.

#### DESCRIPTION:

The subjects comprise a ground floor retail unit, formerly occupied by a barbershop, with many of the previous tenants fitout remaining. The property has main door access with a hallway to the retail space, with a WC and stores to the rear.

Other benefits include  
Intruder Alarm  
Gas Central Heating

Indicative floor plans are provided.

#### ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Net internal Area- 360 sq.ft

#### RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3050.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

#### SALE/LEASE TERMS:

Our clients are seeking leases in the order of 5 years at an rental of £7500 per annum.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

#### VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

#### LEGAL COSTS:

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

#### ENTRY:

Upon completion of legal formalities.

#### FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

DM Hall LLP  
Law House  
Fairbairn Place  
Livingston  
EH54 6TN

Tel: 01506 497010

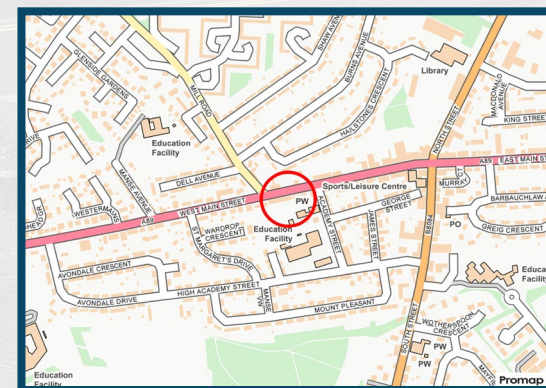
EMAIL: [graeme.pollock@dmhall.co.uk](mailto:graeme.pollock@dmhall.co.uk),

#### VIEWING:

Strictly by arrangement with the agents.

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