

FOR SALE

REDEVELOPMENT OPPORTUNITY

- FORMER MASONIC
LODGE / LICENSED
PREMISES

- PLANNING PERMISSION
FOR CONVERSION TO 8
APARTMENTS PLUS RETAIL
UNIT

- PROMINENT LOCATION ON
BROXBURN'S MAIN
THOROUGHFARE

Ryden | Residential Investment
& Development



**MASONIC LODGE,
100-102 EAST MAINS STREET,
BROXBURN, EH52 5EG**

4,000
SQUARE FEET

372
SQUARE METRES

GET IN TOUCH

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Viewing is strictly by arrangement with the sole agent

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EH3 8AN
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LOCATION

The subject premises are located within the West Lothian town of Broxburn, which is approximately 10 miles west of Edinburgh, situated between Junctions 2 and 3 of the M8 motorway.

The premises hold a prominent high street location fronting onto East Main Street (A899), the main thoroughfare running through Broxburn town centre which ultimately links up with Junction 2/3 of the M8 and Junction 1 of the M9.

The surrounding area is a mixture of traditional and new build residential along with both high street retail and new retail developments within the immediate vicinity.

DESCRIPTION

The premises comprise an end terrace, 2 storey, stone built property under a pitched and slated roof historically used as a Masonic Lodge. There is also a 2 storey extension to the rear which provides a fire exit to the first floor and storage accommodation.

Internally the ground floor comprises an entrance reception, function room with bar, kitchen facilities, male, female and disabled WC facilities. The first floor level has been arranged to provide open plan accommodation in the form of a grand hall with servery area and further WC facilities.

PLANNING

The property has planning permission for conversion to 8 apartments plus a retail unit on the ground floor front elevation. The consent was granted on 12th October 2018 (Planning Reference 0366/FUL/18) and comprises 7 x 1 bed apartments along with 1 x 2 bed apartment and a retail unit at ground floor level.

The building is not listed however it is within the Broxburn Conservation Area.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we estimate the Gross Internal Area to be approximately 372 sq m (4,000 sq ft).

BUSINESS RATES

The property currently has a Rateable Value of £8,700 which results in rates payable (2021/22) of approximately £4,260 per annum.



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PROPOSED ACCOMMODATION SCHEDULE

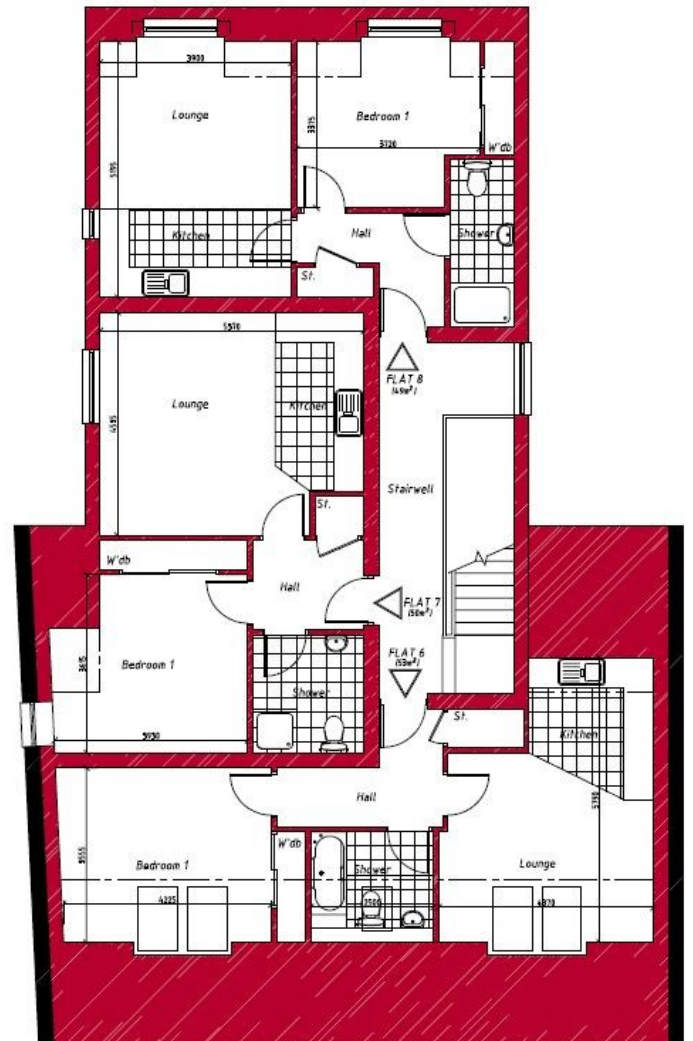
	SQ M	SQ FT
Flat 8	49	527
Flat 7	50	538
Flat 6	53	570
Flat 5	49	527
Flat 4	52	560
Flat 3	74	797
Flat 2	49	527
Flat 1	52	560
Retail Unit	50	538
TOTAL	478	5,144



GROUND FLOOR



FIRST FLOOR



ADDITIONAL SECOND FLOOR

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OFFERS

Our client's heritable interest is available to purchase and the quoting price is offers over £200,000. Interested parties are advised to note their interest in writing to ensure they are kept updated on any closing dates.

VAT

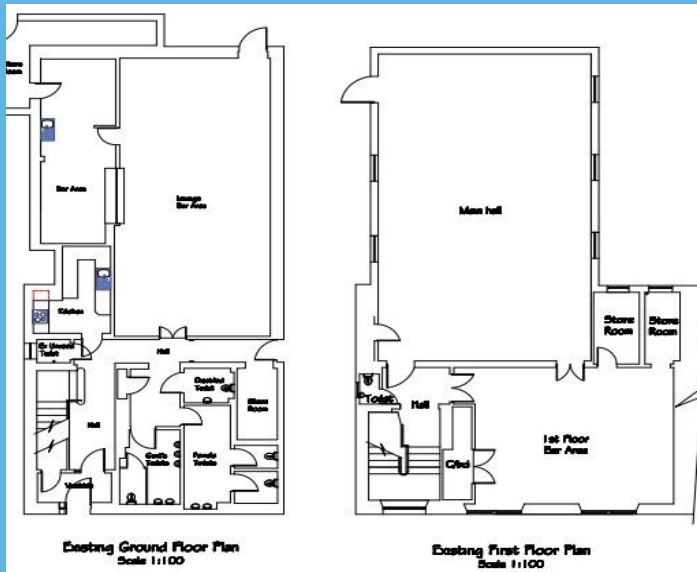
The property is not VAT registered. VAT will therefore not be payable on the price.

LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner the ingoing tenant will be responsible for any LBTT and registration dues.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.



FURTHER INFORMATION & VIEWING

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. May 2021