

VACANT OFFICE

- > LOCATED IN THE HEART OF THE WEST LOTHIAN TOWN OF BLACKBURN
- > OFFERS OVER £175,000
- > PREMISES EXTENDS TO 154 SQM / 1,657 SQFT
- > REFURBISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- > ON-SITE PARKING
- > POPULAR COMMUTER TOWN IN CLOSE PROXIMITY TO M8 MOTORWAY
- > RESIDENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO THE NECESSARY PLANNING CONSENT



FOR SALE

58 EAST MAIN STREET, BLACKBURN, EH47 7QS

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Atticus Melvin-Farr, atticus.melvin-farr@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

Blackburn is situated in West Lothian near to both Bathgate and Livingston, two of the larger towns in the region. It is situated approximately 20 miles west of Edinburgh and 25 miles east of Glasgow.

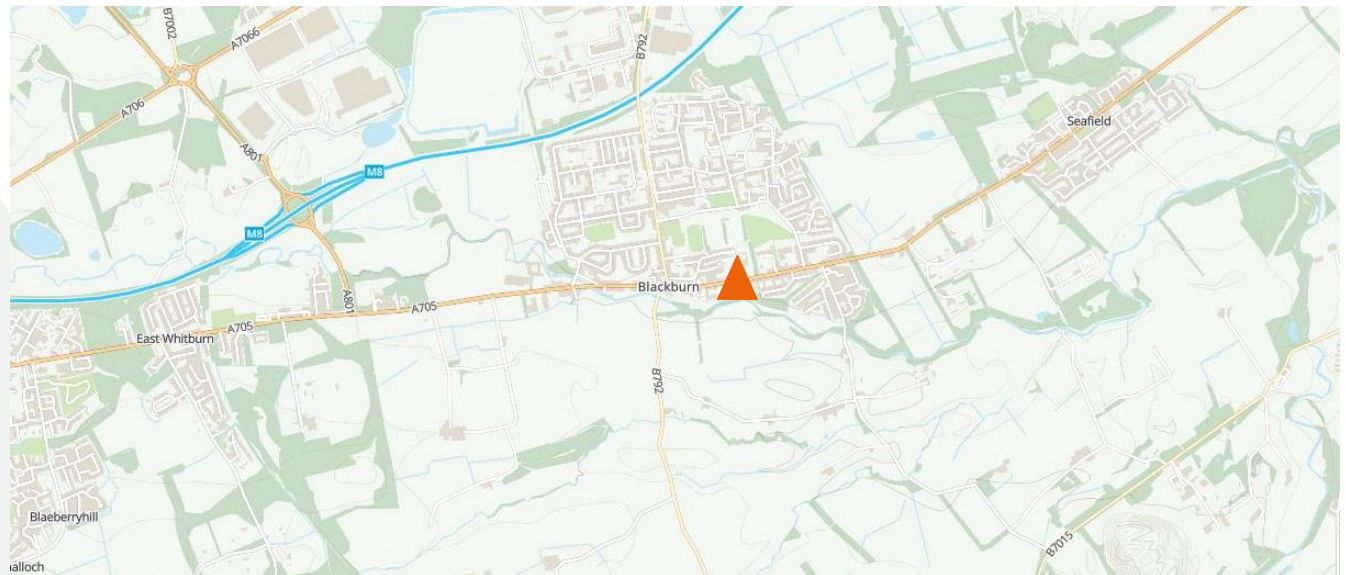
Blackburn acts as a commuter village for Edinburgh and Glasgow as well as having a local retail presence. The subjects are located on the south side of East Main Street which is the main arterial route through Blackburn between Livingston and Whitburn.

DESCRIPTION

The subjects comprise a single storey, semi-detached office. Internally, the premises has been refurbished to an extremely high standard throughout and comprises a reception area, board room, various well-proportioned partitioned office suites, storage rooms, a staff room & W.C facilities.

There is a surfaced private car parking area to the front of the property together with free on-street parking. We understand the site extends to approximately 378 square metres (0.093 acres), which includes a patio/garden area to the rear.

The property is in walk-in condition for a professional service occupier or alternatively, it would be suitable for residential conversion subject to the necessary planning consent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

www.shepherd.co.uk



| ACCOMMODATION | SqM | SqFt |
|---------------|-----|-------|
| Ground Floor | 154 | 1,657 |
| Total | 154 | 1,657 |

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £9,000 per annum which is eligible for 100% rates relief subject to tenant circumstance.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

PRICE

The subjects are being offered on a freehold basis at offers over £175,000.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

www.shepherd.co.uk

