

WORKSHOP/ DEVELOPMENT OPPORTUNITY

- > LOCATED IN THE HEART OF NEWBRIDGE
- > SINGLE STOREY PROPERTY WITH HARDSTANDING EXTENSIVE YARD
- > **OFFERS OVER £275,000**
- > PREMISES EXTENDS TO 316.12 SQM (3403 SQFT)
- > RARELY AVAILABLE FREEHOLD OPPORTUNITY
- > EXTREMELY ACCESSIBLE VIA THE M8 & M9
- > POTENTIAL FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS
- > SITE EXTENDS TO 0.23 ACRES



FOR SALE

8A BRIDGE STREET, NEWBRIDGE, EH28 8SR

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

The subjects are situated to the west of the village of Newbridge which lies adjacent to the West Lothian border. Located 8 miles west of Edinburgh and 3 miles east of Broxburn, the area benefits from efficient transport links across the central belt by the M8 and M9 Motorways.

The subject premises are situated in close proximity to Newbridge roundabout, an established industrial location which has also seen a significant amount of development activity over recent years. More specially, the premises is positioned on the south side of Bridge Street, with the immediate surroundings comprising of predominately residential dwellings.

DESCRIPTION

The subjects comprise a 0.23 acre site which includes a single storey externally rendered building and extensive yard. The site is accessed immediately off Bridge Street & benefits from two double gates allowing for an entry and exit system. There is shared access with the neighbouring house to the northwest of the site. Internally, the building is predominantly utilised as workshop space with office rooms, storage spaces and WC facilities. The subjects offer a rarely available freehold opportunity within the village of Newbridge.

PRICE

The subjects are being offered on freehold basis and we are inviting offers over £275,000.

PLANNING

The property is currently used as workshop & storage space, but would be suitable for a variety of different uses including commercial and residential subject to the necessary planning consent.

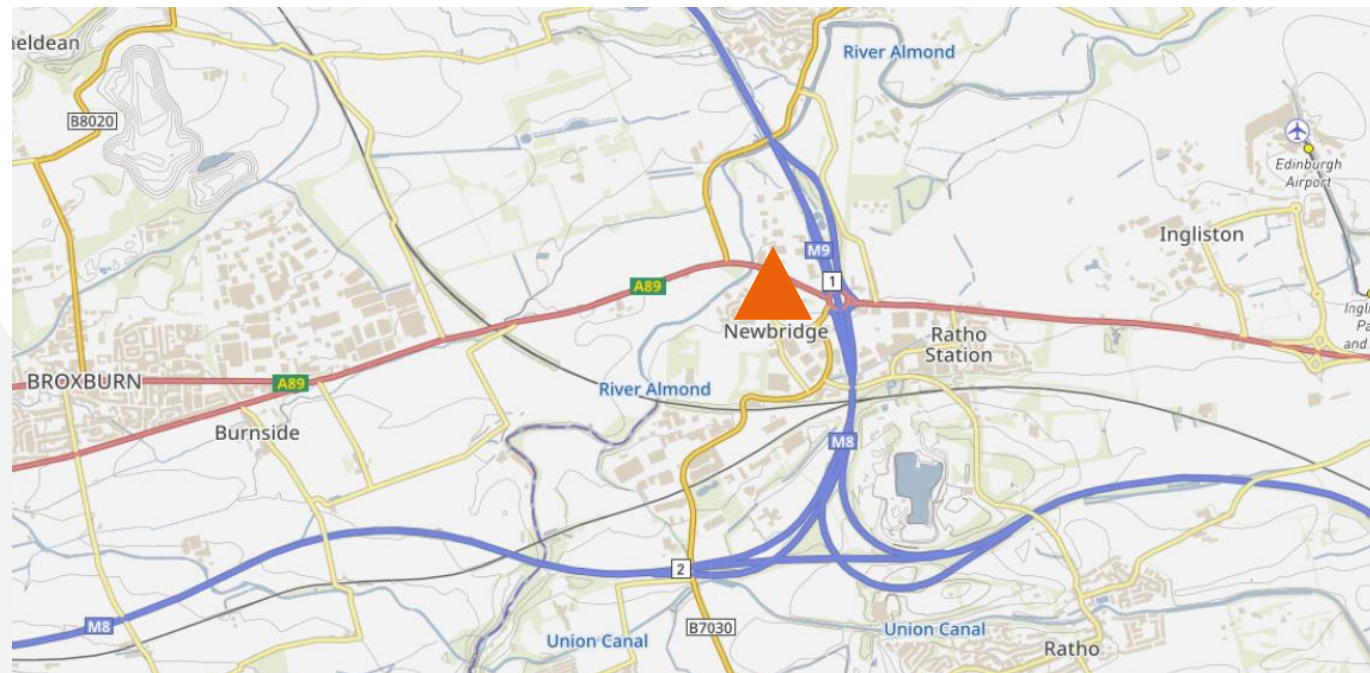
Previous planning history applications can be found below;

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/searchResultsBack.do?action=back>

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £15,700, resulting in net annual payable rates of approximately £6,137.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.



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

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

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ACCOMMODATION	SqM	SqFt
Building	316.12	3,403
TOTAL	316.12	3,403

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

VAT

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

EPC

Released on application.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers.

Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. FEBRUARY 2024