

CLASS 1A PREMISES

- > PROMINENTLY POSITIONED WITHIN REGENT CENTRE, LINLITHGOW
- > OFFERS OVER £18,000 + VAT PER ANNUM
- > PREMISES EXTENDS TO 106.65 SQM/ 1,148 SQFT
- > ARRANGED OVER GROUND FLOOR
- > DDA COMPLIANT
- > VERSATILE PROPERTY SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS
- > BUSTLING PITCH WITH HIGH LEVELS OF PEDESTRIAN PASSING TRAFFIC
- > FREE CAR PARKING IN CLOSE PROXIMITY



TO LET

UNIT D2 REGENT CENTRE, LINLITHGOW, EH49 7HU

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 224 1234 www.shepherd.co.uk



LOCATION

Linlithgow is an affluent West Lothian commuter town situated approximately 13 miles to the west of Edinburgh’s city centre. The town benefits from efficient transport links via the M9 Motorway and rail line which connects Linlithgow to central Edinburgh and Glasgow.

The property is situated within the Regent Centre which is located on the east side of Blackness Road. The centre benefits from established occupiers including Tesco Metro, Greggs and Specsavers. The High Street is within close proximity and accommodates for a mix of both local and national occupiers.

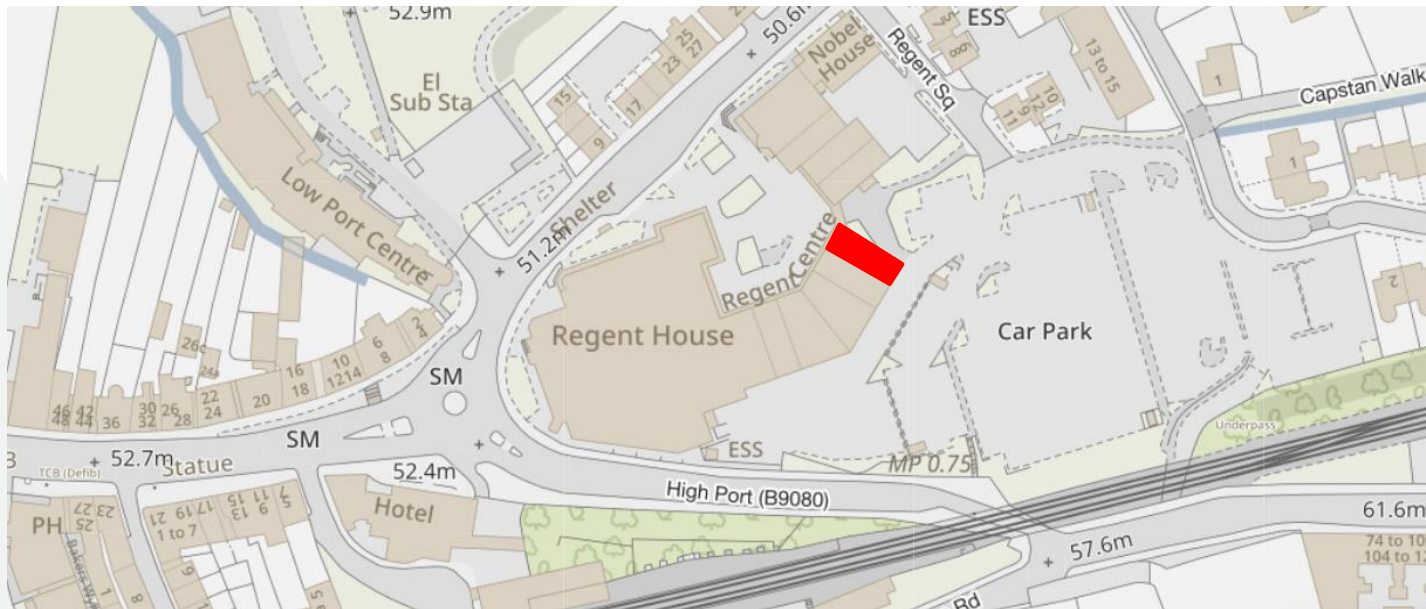
DESCRIPTION

The subjects comprise a Class 1A premises arranged over the ground floor of a single storey mid terraced building. The property benefits from an easily accessible car park in close proximity & high levels of pedestrian footfall.

Internally the subjects comprise a large open plan front sales area as well as staff area, ample storage & WC facilities to the rear. There is also a fire escape to the rear of the property. The subject’s configuration provides scope for a variety of uses subject to the necessary planning consents.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £18,000 + VAT per annum.



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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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.

ACCOMMODATION	SqM	SqFt
Ground Floor	106.65	1,148
TOTAL	106.65	1,148

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.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £16,800 per annum which results in net annual payable rates of approximately £7,027.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

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.

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.



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