

## INDUSTRIAL/ WORKSHOP PREMISES

- > LOCATED IN THE COMMUTER TOWN OF BROXBURN
- > EFFICIENT TRANSPORT LINKS ACROSS THE CENTRAL BELT
- > **OFFERS OVER £110,000**
- > PREMISES EXTENDS TO 94.61 SQM/  
1,018 SQFT
- > QUALIFIES FOR 100% BUSINESS RATES RELIEF
- > RARELY AVAILABLE FREEHOLD OPPORTUNITY IN WEST LOTHIAN
- > ACCESSED VIA A PEND



# FOR SALE

**19A GREENDYKES ROAD, BROXBURN, EH52 5AF**

**CONTACT:** Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
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## LOCATION

The property is situated within the West Lothian commuter town of Broxburn, approximately 5 miles to the north east of Livingston and 15 miles west of Edinburgh city centre. Broxburn is located just off Junction 1 of the M9 Motorway at the Newbridge roundabout, providing efficient transports links across the central belt.

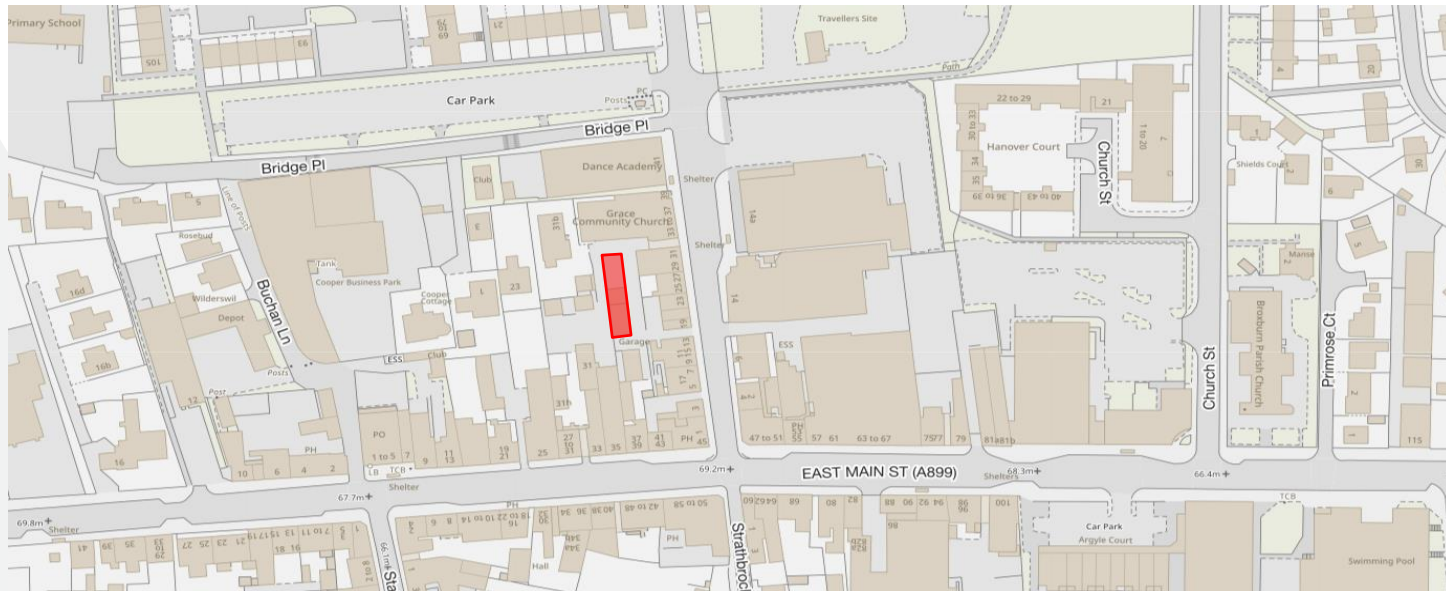
More specifically, the subjects are situated on the west side of Greendykes Road which is located between East Main Street to the south and Bridge Place to the north. East Main Street forms part of the A899 trunk road which is a main throughfare through Broxburn town centre. Commercial occupiers within close proximity include B&M, Thomas Grieve & Son Funeral Directors and a beauty salon.

## DESCRIPTION

The property comprises a single storey detached industrial premises of brick/block construction externally rendered under a flat felt roof. Accessed via a pend, the accommodation comprises of two large workshop areas as well as an office & WC compartment to the rear. The subjects benefit from a small yard area to the front which can be used for parking/storage.

## PRICE

The subjects are being offered on a freehold basis at offers over £110,000.



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	94.61	1,018
<b>TOTAL</b>	<b>94.61</b>	<b>1,018</b>

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 £2,150 which will allow for 100% rates relief subject to the owners/tenants other commercial properties, if any.

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.

**VAT**

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

**EPC**

Released on application.

**ANTI MONEY LAUNDERING REGULATIONS**

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any occupiers. Once an offer has been accepted, the prospective 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.



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