

DEVELOPMENT OPPORTUNITY

- > LOCATED IN THE HEART OF LINLITHGOW, WEST LoTHIAN
- > OFFERS OVER £250,000
- > PREMISES EXTENDS TO 665.03 SQM (7,158 SQFT) WITHIN 0.26 ACRE SITE
- > RARELY AVAILABLE FREEHOLD OPPORTUNITY
- > BENEFITS FROM PLANNING PERMISSION FOR RESIDENTIAL CONVERSION TO FORM 6 FLATS
- > ARRANGED OVER FIRST & SECOND FLOORS
- > PARKING PROVISION TO THE REAR ACCESSED VIA PEND OFF THE HIGH STREET



FOR SALE

STUART HOUSE, 181-201 HIGH STREET, LINLITHGOW, EH49 7EN

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LOCATION

Linlithgow is a popular West Lothian commuter town located approximately 20 miles west of Edinburgh & 30 miles east of Glasgow. The town is easily accessible, benefiting from a variety of excellent transportation links with Linlithgow's Train and Bus Stations providing regular, direct services between Glasgow, Edinburgh and Fife.

Stuart House is situated in the heart of Linlithgow occupying a prominent position on the south side of the High Street. The immediate locality comprises a variety of convenient amenities including restaurants, bars and retailers. The nearby occupiers include Subway, Post Office, Timpson & Court Residences.

DESCRIPTION

The subjects comprise an exciting development opportunity arranged over the first & second floors of a three storey former office premises of breeze block construction under a pitched & slated roof, contained within a 0.26 acre site. Internally both floors have been extensively stripped out offering open plan development accommodation that would be suitable for a variety of uses including office, leisure or residential conversion. There is a car park situated to the rear of the building accessed via a pend off the High Street, providing up to 6 clear car parking spaces.

PLANNING

Planning consent has been approved to form 6 flats over the 1st, 2nd and attic floors:

[LIVE/0437/FUL/17 | Conversion of building to form 6 flats | Stuart House 181-201 High Street Linlithgow West Lothian EH49 7EN](#)



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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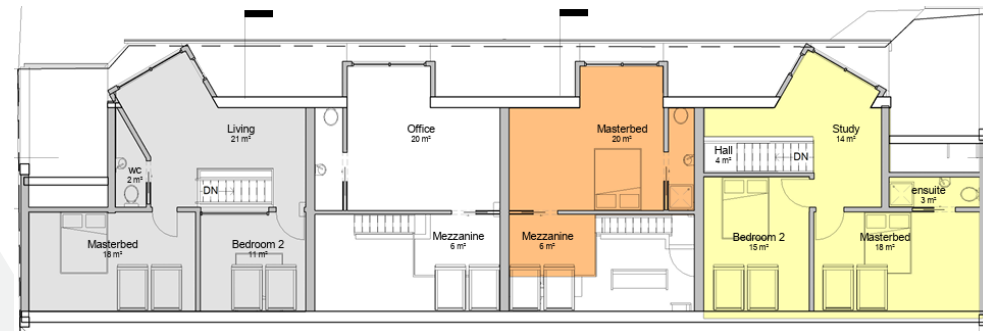
Site Plan



1st Floor



2nd Floor



Attic

Approved Plans

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ACCOMMODATION	SqM	SqFt
Ground Floor Entrance	35.68	384
First Floor	314.68	3,387
Second Floor	314.68	3,387
TOTAL	665.03	7,158

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 listed on the Joint Lothian Valuation Board as 'under construction', therefore require to be reassessed.

PRICE

The subjects are being offered on a freehold basis at offers over £250,000.

EPC

Released on application.

VAT

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

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going purchaser 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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