

OFFICE, WORKSHOP & SECURE YARD

- > LOCATED IN THE WEST LOTHIAN TOWN OF LINLITHGOW
- > OFFERS OVER £18,000 PER ANNUM
- > PREMISES EXTENDS TO 145.49 SQM / 1,566 SQFT
- > RARELY AVAILABLE MIXED-USE OPPORTUNITY
- > SITE EXTENDS TO 0.28 ACRES
- > WELL-PRESENTED OFFICE, INDUSTRIAL WORKSHOP & TARMACKED YARD
- > POTENTIAL FOR A VARIETY OF USES SUBJECT TO THE NECESSARY PLANNING CONSENTS



TO LET

ASHLEY COTTAGE, 63 BRAEHEAD ROAD, LINLITHGOW, WEST LOTHIAN, EH49 6HF

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



ASHLEY COTTAGE, 63 BRAEHEAD ROAD, LINLITHGOW, EH49 6HF

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 Edinburgh and Glasgow city centres.

The subjects are situated on the south side of Braehead Road and located just south of Linlithgow town centre. The property is surrounded by a mixed residential and commercial community with Linlithgow Rose FC Social Club to the east of the site & Braehead Business Units adjacent which have an abundance of occupiers including Wash 'n' Glow, Lulu's Nail & Beauty Salon, and Martin Godley Podiatry.

DESCRIPTION

The subjects comprise a 0.28 acre site, which includes a single storey stone built property predominantly used as office space with a shower room & kitchen/tea preparation area as well as an industrial workshop & canopy to the rear of the site boundary.

This rarely available mixed-use leasehold opportunity benefits from a secure tarmacked yard & has the potential to be suitable for various commercial uses subject to the necessary planning consent.

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 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

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



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.

ASHLEY COTTAGE, 63 BRAEHEAD ROAD, LINLITHGOW, EH49 6HF

ACCOMMODATION	SqM	SqFt
Office	52.21	562
Workshop	49.73	535
Outbuilding	43.55	469
TOTAL	145.49	1,566

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 £8,500 per annum which qualifies for 100% rates relief under the Small Business Rates Relief Scheme. 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.



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 & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



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.

MAY 2024