

TO LET

CLASS 1A PREMISES

Located in Harthill, West Lothian

Offers over £10,000 per annum

Excellent connectivity across the
central belt via the M8

100% Small Business Rates Relief

Premises extend to 88.13 sqm
(949 sqft)

Benefits from attractive large
glazed frontage

Suitable for a variety of uses
subject to the appropriate planning
consents



WHAT 3 WORDS



63 WEST MAIN STREET, HARTHILL, ML7 5PU

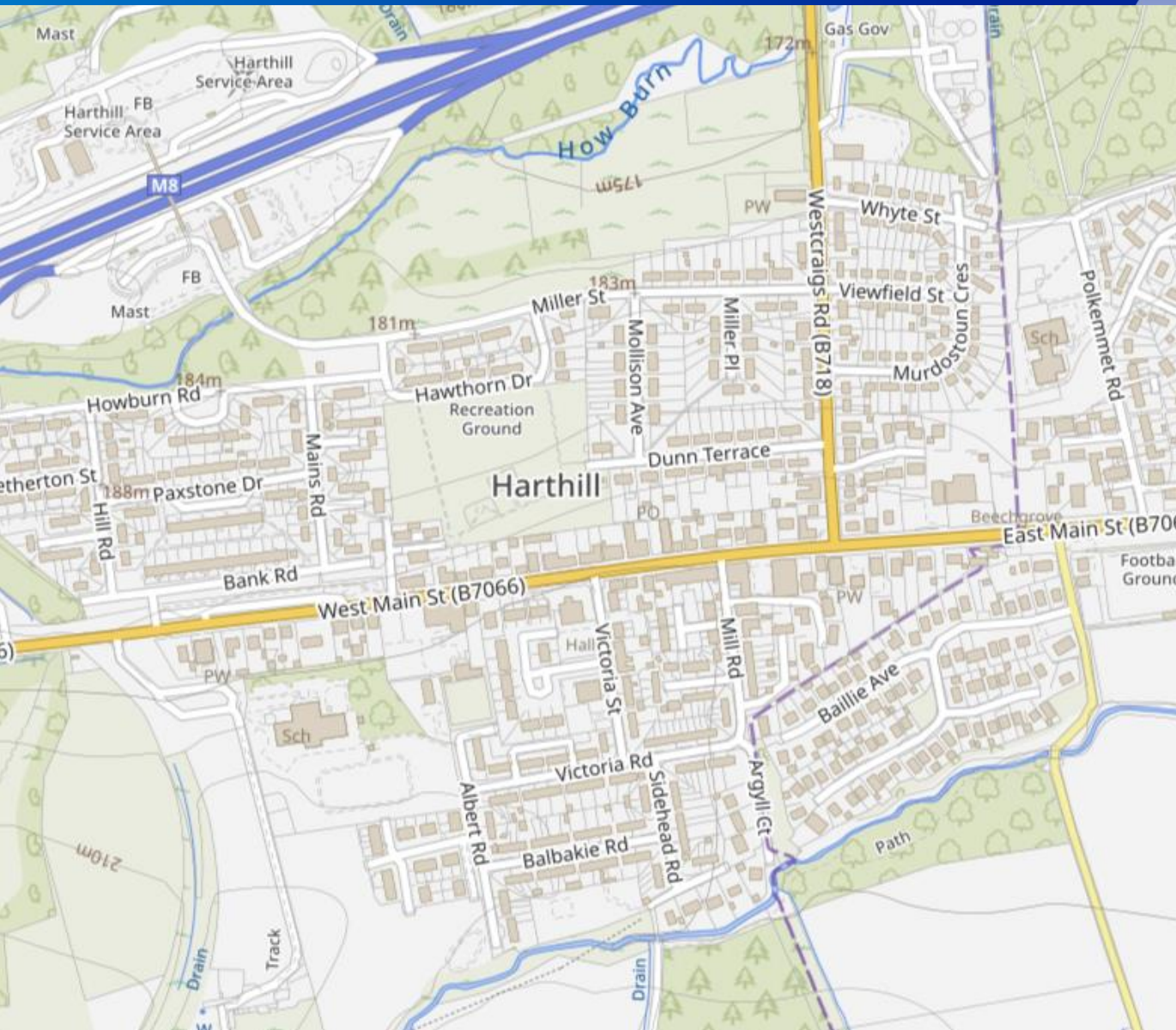
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Location

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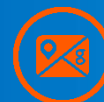
Location

Harthill is a small West Lothian commuter town, located approximately 21 miles to the east of Glasgow and 25 miles to the west of Edinburgh. Harthill is well connected across the central belt via the M8.

More specifically, the subject property is located on the north side of West Main Street. The subject's location comprises a mixture of residential and commercial occupiers, including Boots, Scotmid & Milano Fish Bar.



**Class 1A premises in Harthill,
West Lothian**



FIND ON GOOGLE MAPS



Description

63 WEST MAIN STREET, HARTHILL, ML7 5PU



Description

The subject comprises a Class 1A premises located on the ground floor of a two storey, end-terraced tenement. Externally the subjects benefit from free car parking directly outside the premises making the unit extremely accessible.

Internally, the accommodation comprises of an open plan front shop, back shop, tea preparation, ample storage and WC facilities. The open plan configuration encourages scope for various retail, professional services, or leisure uses, subject to obtaining necessary planning consents. The property benefits from a large glazed frontage which encourages excellent branding opportunities.

Accommodation

Description	m ²	ft ²
Ground Floor	88.13	949
TOTAL	88.13	949

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £10,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £9,900 which will allow for 100% rates relief subject to the tenant's 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 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

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.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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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