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

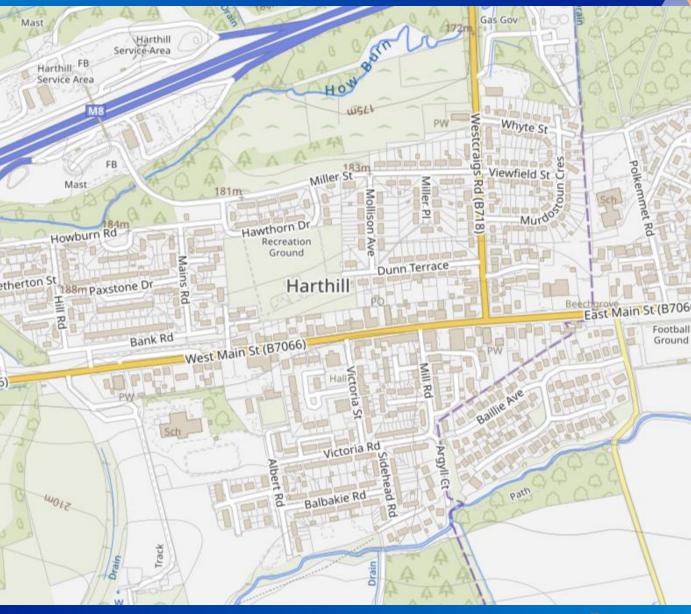


63 WEST MAIN STREET, HARTHILL, ML7 5PU

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Class 1A premises in Harthill, West Lothian



Location

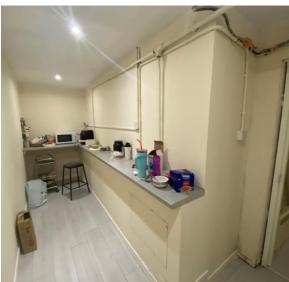
Harthill is a small West Lothian commuter town, located approximately 21 miles to the east of Glasgow and 25 miles to the west of Edinburgh. Harthill is well connected across the central belt via the M8.

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.











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	m²	ft²
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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Shepherd Chartered Surveyors
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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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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. JANUARY 2025