

TO LET

CLASS 1A PREMISES

Located in the main commercial
thoroughfare in Whitburn, West
Lothian

Offers over £11,500 per annum

100% Small business rates relief

Premises extend to 91.68 sqm (986
sqft)

Benefits from attractive large glazed
frontage & roller shutter

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



Virtual Tour



74 WEST MAIN STREET, WHITBURN, EH47 0QU

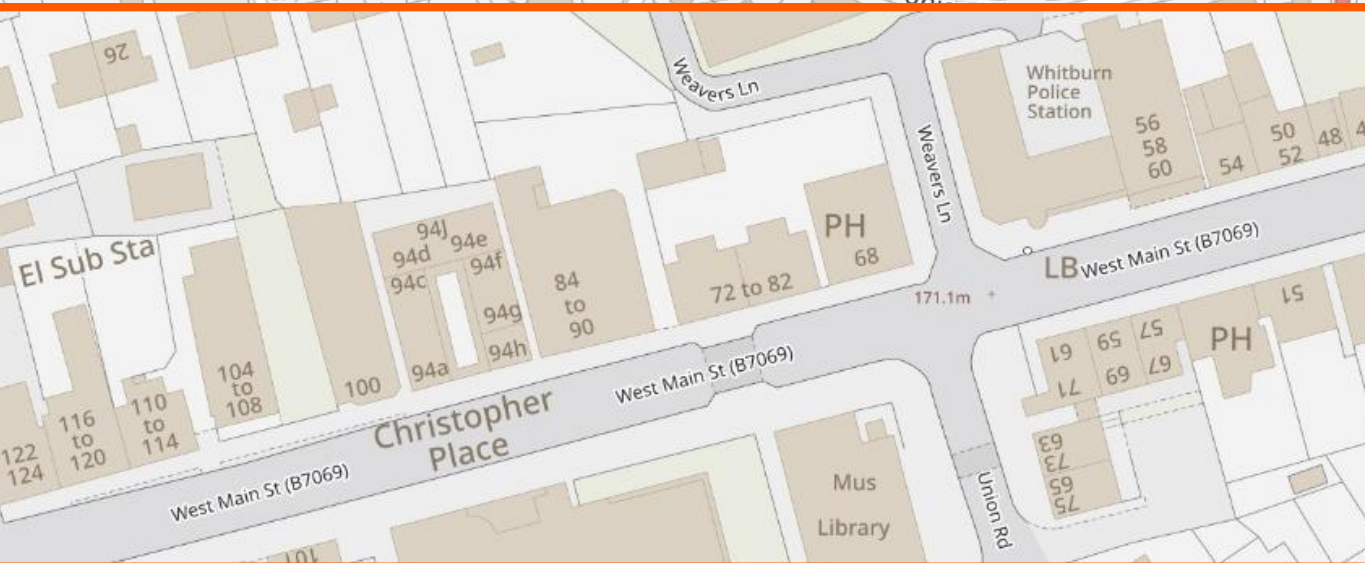
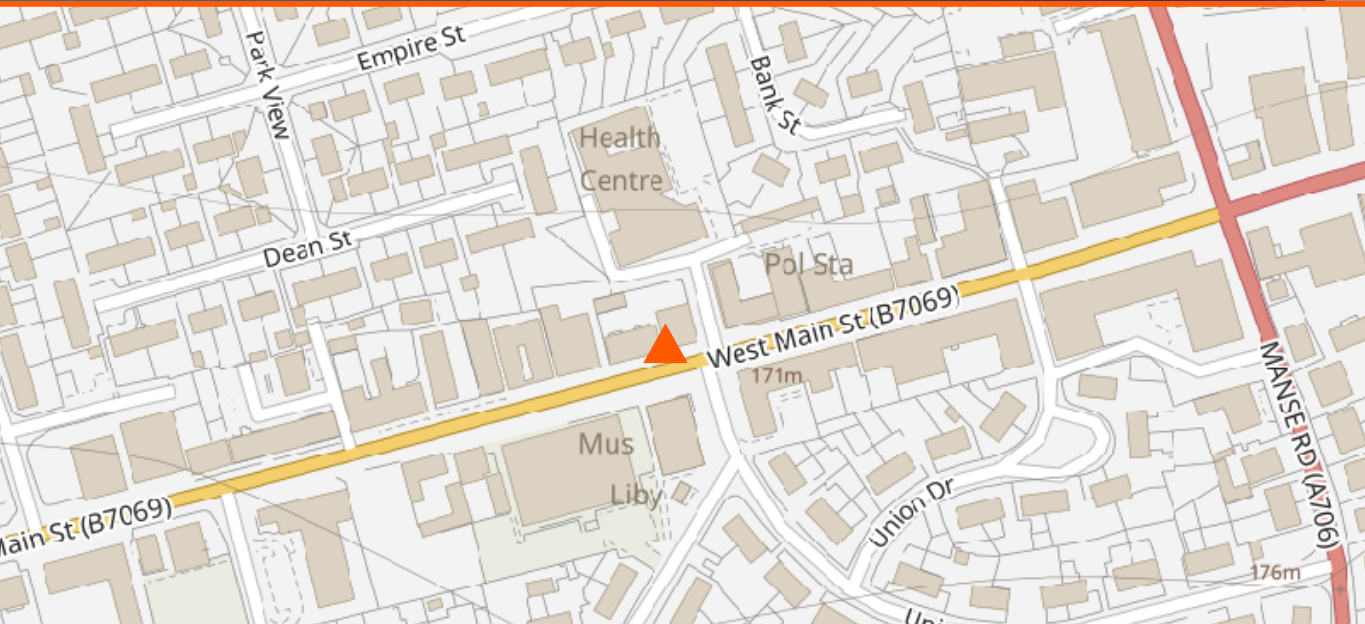
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Location

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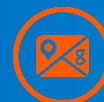
Whitburn is an established West Lothian commuter town situated just off the M8 Motorway which leads traffic across the central belt from Edinburgh in the east towards Glasgow in the west. Whitburn provides a popular town for commuters and young families with exceptional transport links.

Whitburn is located approximately 5 miles to the west of Livingston and approximately 25 miles to the west of Edinburgh.

The subjects are prominently positioned on the north side of West Main Street, which is the main vehicular and pedestrian thoroughfare through the town centre, benefitting from high levels of footfall.

The neighbourhood comprises a mixture of residential and commercial occupiers; including Iceland, Co-operative Food and a number of well established local occupiers.

**Class 1A premises within
Whitburn, West Lothian**



What 3 Words



Description

74 WEST MAIN STREET, WHITBURN, EH47 0QU



Description

The subjects comprise a Class 1A premises arranged over the ground floor of a two storey end terraced, stone built property under a pitched and slated roof. The property benefits from an electric roller shutter door.

Internally, the accommodation comprises a generous front shop area which benefits from exceptional natural lighting with a well-appointed tea prep, back shop & WC to the rear.

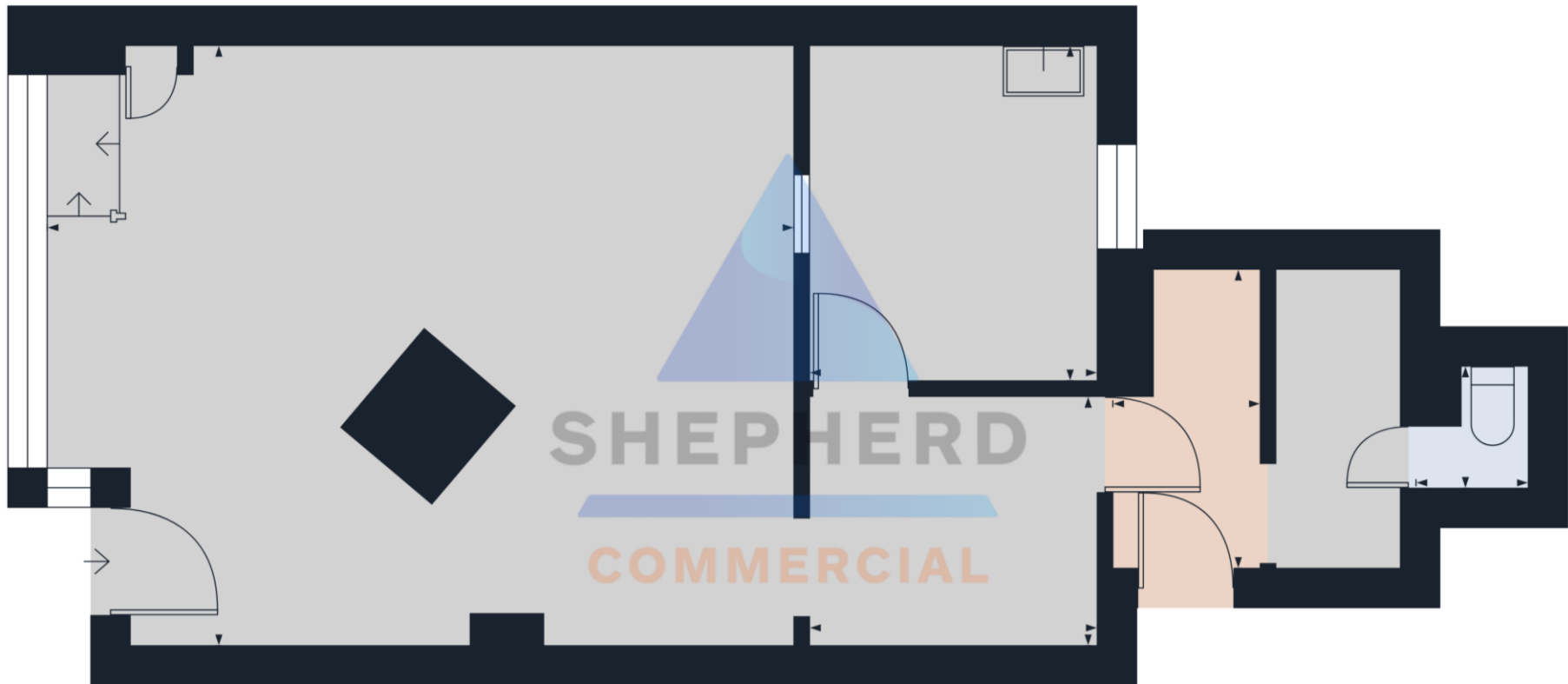
The property benefits from a large glazed frontage which encourages excellent branding opportunities and creates a strong prominence on the parade.

The subjects encourages scope for various retail, professional services, or leisure uses, subject to obtaining necessary planning consents.

Accommodation

Description	M ²	ft ²
Ground Floor	49.10	528
TOTAL	49.10	528

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).



Ground Floor



The Detail

74 WEST MAIN STREET, WHITBURN, EH47 0QU

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 £11,500 per annum

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £7,500 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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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. **SEPTEMBER 2026**

