



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET/MAY SELL

Retail Warehouse Unit

16 Greendykes Road
Broxburn EH52 5BS



LOCATION

Broxburn is a vibrant market town located in West Lothian which is 13 miles from Edinburgh City Centre and 5 miles north east of Livingston. Broxburn is mainly used as a commuter town with a resident population of approximately 15,000 persons.

The town benefits from good transport links with access to the motorway network at Newbridge, regular buses connecting to surrounding towns and villages and a rail link at Uphall Station.

The site occupies a prominent position on the east side of Greendykes Road, near the junction with East Main Street, the main shopping destination for Broxburn.

Surrounding occupiers include **JHM Dance & Fitness** and **Broxburn Leisure Club**.

ACCOMMODATION

The subject comprises a large supermarket arranged over ground floor with approximately 110 car parking spaces. We calculate the unit to extend to the following approximate gross internal floor area:

Ground Floor	15,350 sq ft	(1,426 sq m)
--------------	--------------	--------------

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 (food) consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT/SALE PRICE

Leasehold and Freehold offers are invited. For further information please contact Eric Young & Co directly.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£199,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2017/18 of **£98,154**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

Simon Bashford
0131 558 5118
sbashford@eyco.co.uk

Callum Keane
0131 558 5123
ckeane@eyco.co.uk

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

E: info@eyco.co.uk
F: 0131 558 5101

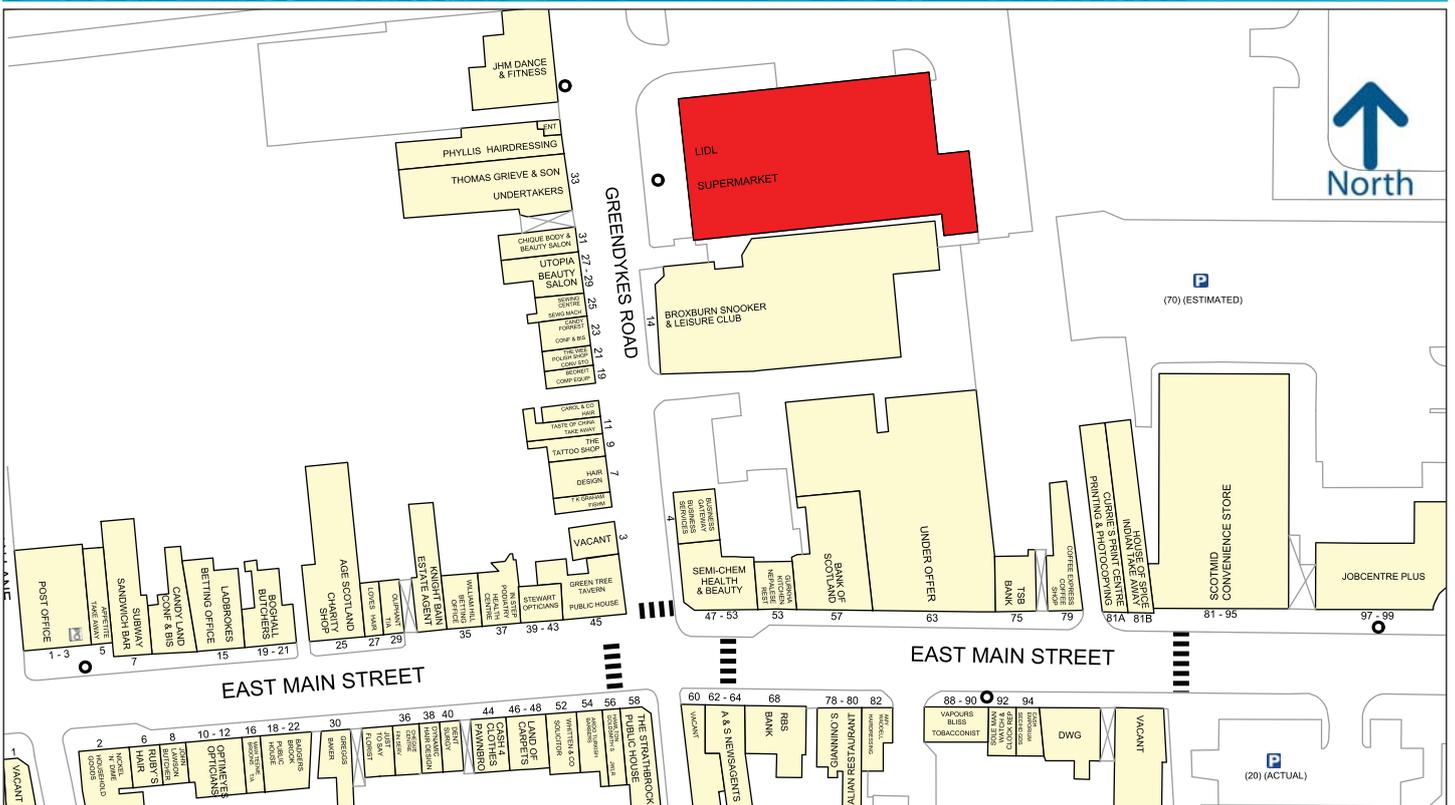
0131 226 2641
www.eyco.co.uk



eric young & co

See our website for all available properties:

www.eyco.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X
 No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

CK/JH/BRX23

Date of preparation - 16 February 2018

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.