



eric young & co

# Retail

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## TO LET

### Shop Unit

63-67 East Main Street  
Broxburn EH52 5EE

Potential for subdivision



#### 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 subject property occupies a prime position on the north side of East Main Street, the main shopping destination for Broxburn with nearby occupiers including **TSB, Semi-Chem, Boots, Peacocks, Shoezone** and **Greggs**.

#### ACCOMMODATION

The subjects comprise a retail unit arranged over the ground and first floors. We calculate the unit extends to the following approximate net internal areas:

##### Option 1:

Ground Floor	12,863 sq ft	(1,195 sq m)
First Floor	3,315 sq ft	(308 sq m)
<b>Total</b>	<b>16,178 sq ft</b>	<b>(1,503 sq m)</b>

There is potential for the subjects to be sub-divided. We have outlined the areas for each subdivision option below:

##### Option 2:

Unit A Ground Floor	7,126 sq ft	(662 sq m)
Unit A First Floor	3,315 sq ft	(308 sq m)
Unit B	5,705 sq ft	(530 sq m)

##### Option 3:

Unit A Ground Floor	6,620 sq ft	(615 sq m)
Unit A First Floor	3,315 sq ft	(308 sq m)
Unit B	1,012 sq ft	(94 sq m)
Unit C	5,188 sq ft	(482 sq m)

#### LEASE

The subjects are available on a new full repairing and insuring lease for a term to be agreed.

#### RENT

Offers of **£100,000 per annum** exclusive are invited. Rents for subdivision are available on application.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£200,000**. (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 **£98,400**.

The subjects will be re-assessed following any subdivision works.

#### 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 incoming 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 - 0131 226 2641.

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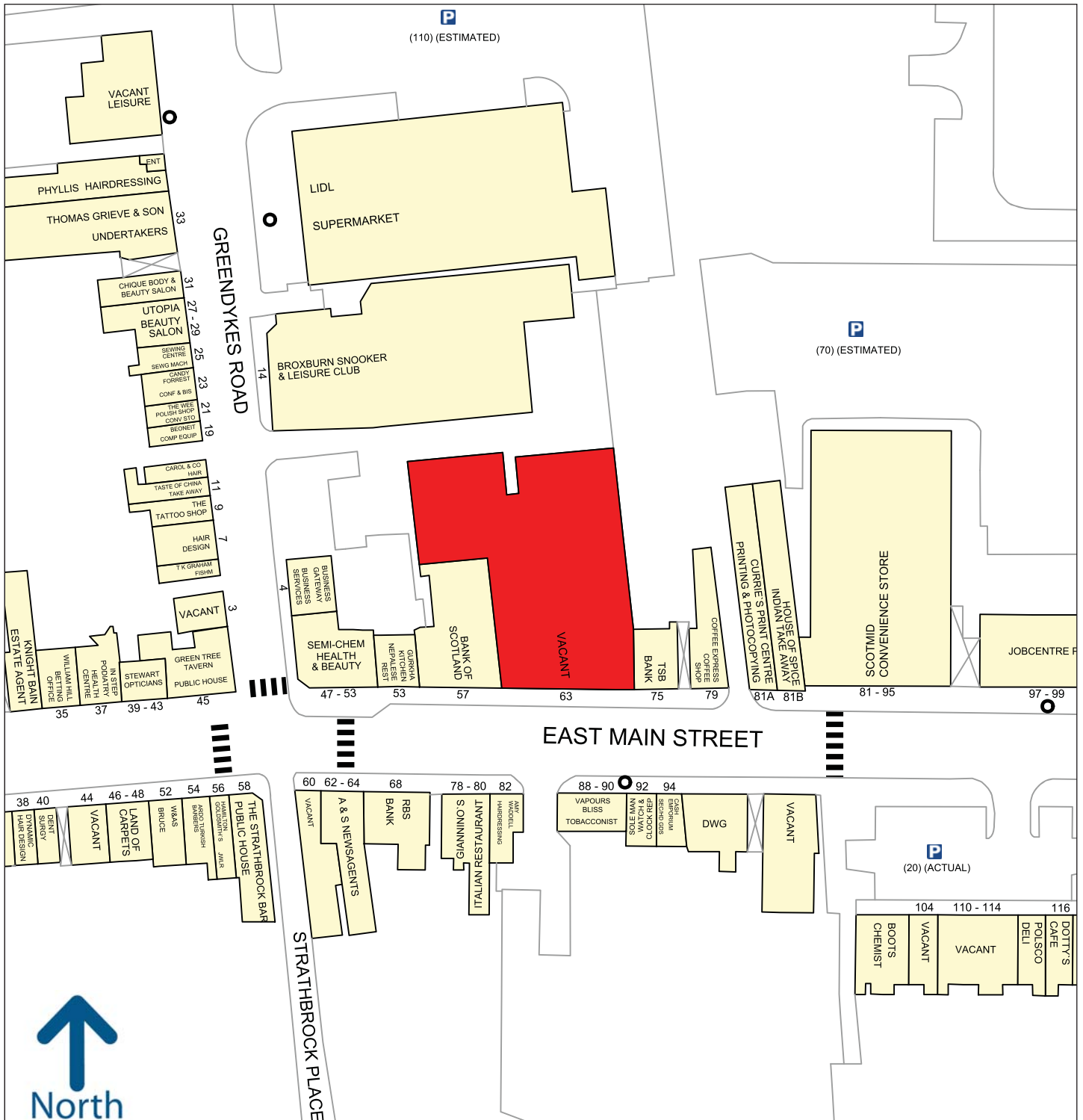
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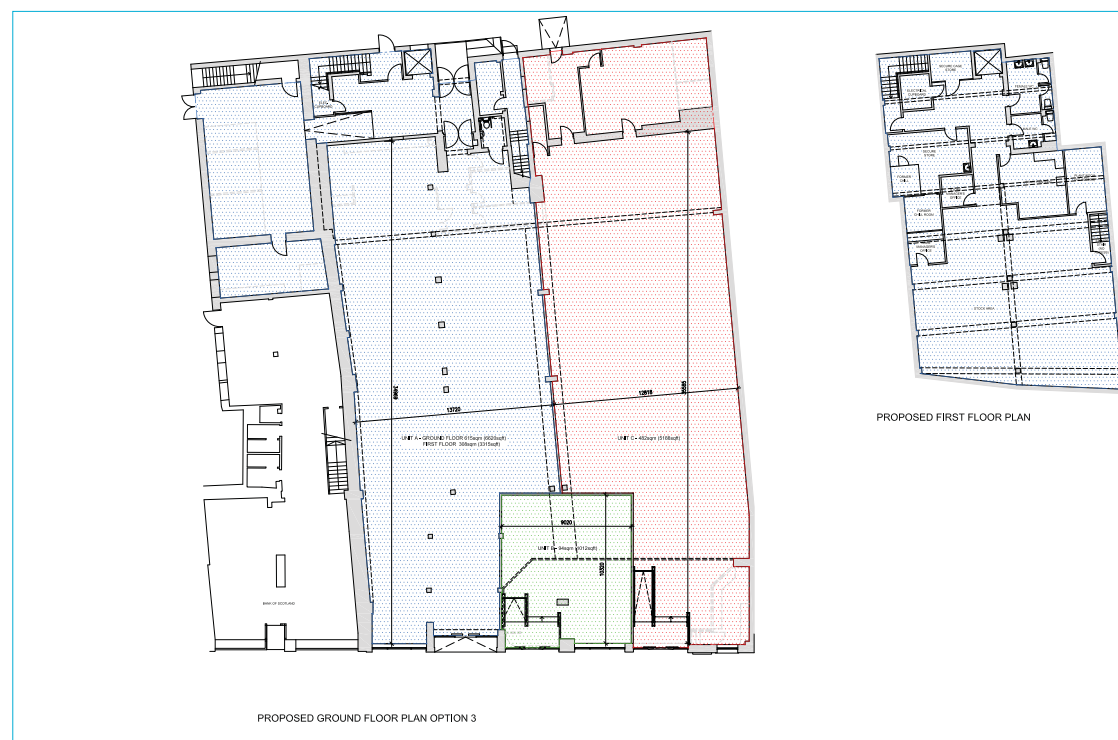
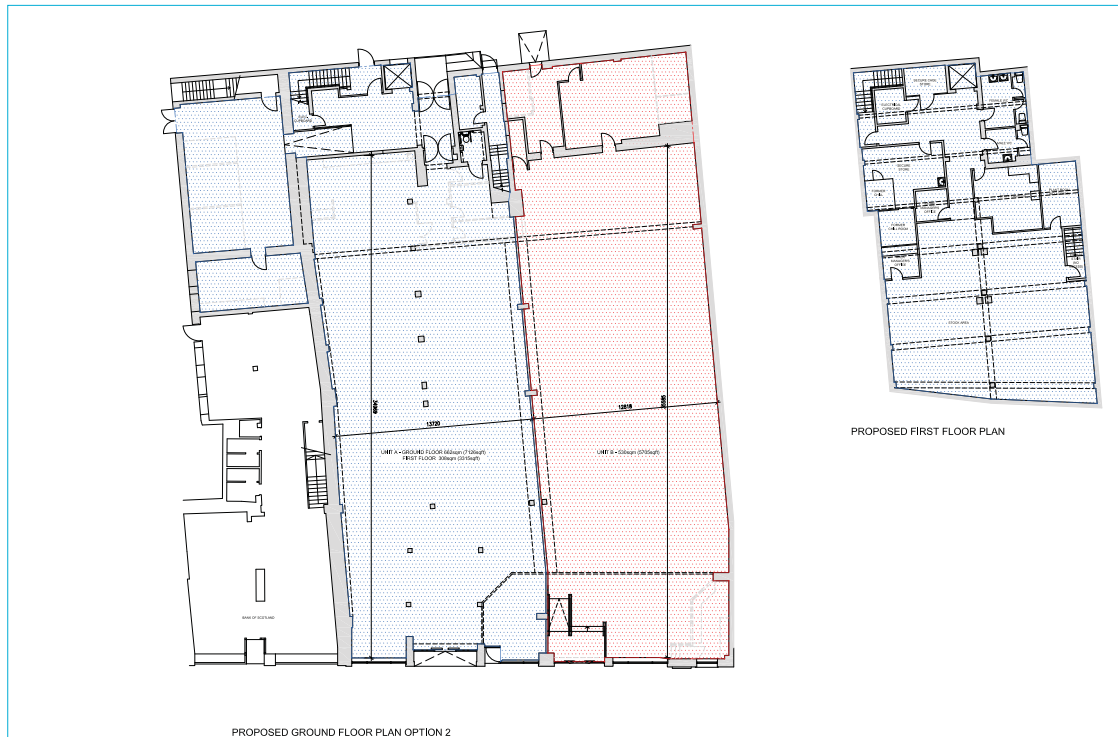
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KB/JH/BRX22

Date of preparation - 29 May 2017

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