



ALLIED
SURVEYORS
SCOTLAND

Investment Sale

148 Main Street,
East Calder, Livingston,
West Lothian
EH53 0HD

- VAT free investment located in a thriving West Lothian village
- Let to Reuse and Thrive until 28th February 2028
- Located in the heart of the local community
- Passing rent of £8,400 per annum
- Offers over £100,000 reflecting a Net Initial Yield of 8.25%

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LOCATION

East Calder is a thriving and highly regarded village situated on the fringe of Livingston and is located approximately 10 miles west of Edinburgh city centre.

Popular with commuters to Edinburgh and Glasgow, the village benefits from access to the A71 providing comfortable access to Edinburgh, the M8 and wider motorway network.

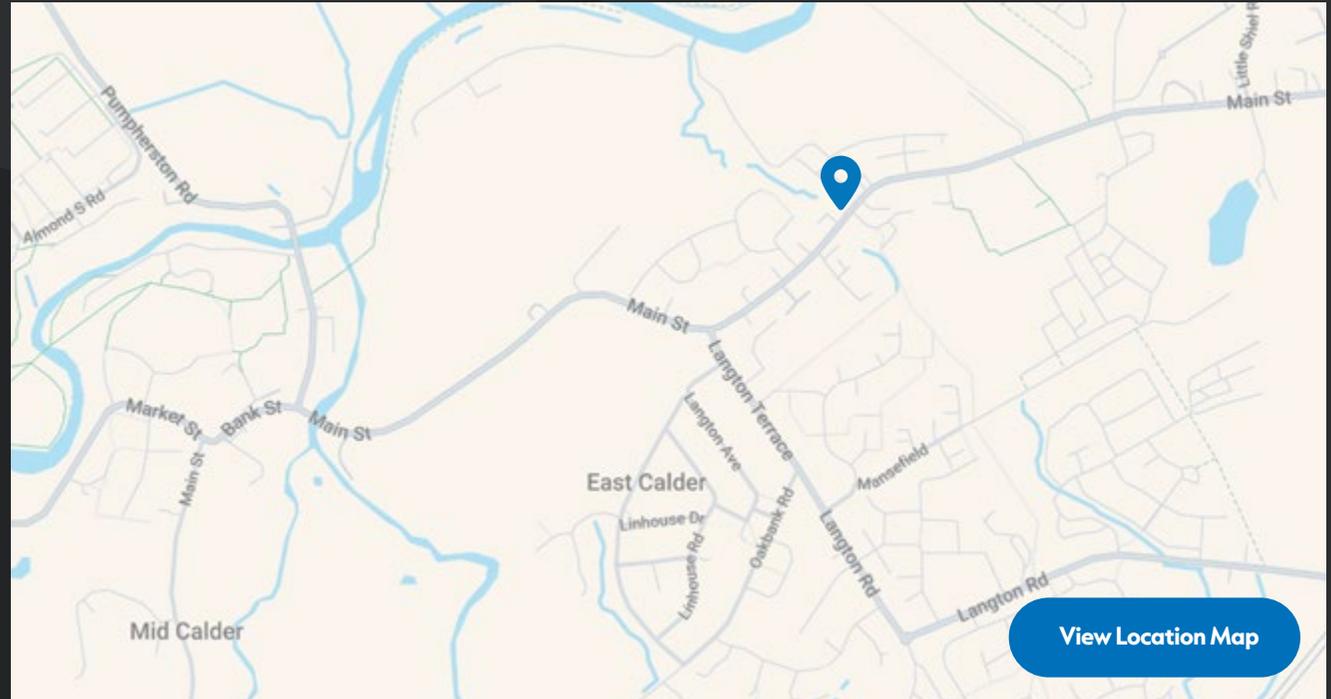
The attractive main street forms the heart of the community and provides a wide range of everyday amenities, including convenience stores, a post office, medical and dental practices, a pharmacy, and a traditional village pub. Directly opposite the property is The Dave King Partnership Centre offering a wide range of community services.

DESCRIPTION

The subjects comprise a retail premises of solid stone construction forming the ground floor of a two-storey building, contained beneath a pitched and slated roof. The upper floor is in residential use.

The accommodation provides a front retail area and separate storage room with a back office, kitchen and utility area to the rear.

Externally, to the rear of the property, is a small area of ground which could be utilised for storage. There is also planning consent for the erection of a garage.



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ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

56.13 sq m (604 sq ft)

PRICE

Our client is seeking offers over £100,000 reflecting a Net Initial Yield of 8.25% after standard purchaser costs of 1.8%.

TENANCY DETAILS

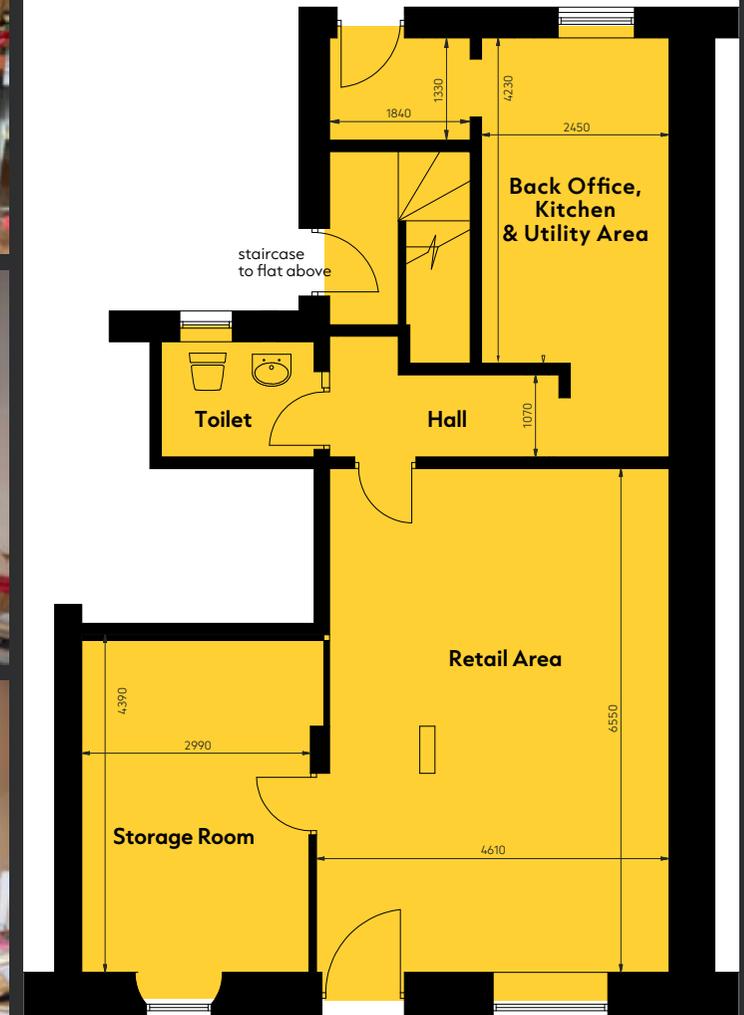
The subjects are currently let to Reuse and Thrive (Registered Charity SCO49977) at a current passing rent of £8,400 per annum

The lease has been extended on 1st March 2025 and is due to expire 28th February 2028 although either party can serve 3 months' notice at any time.

The lease allows annual open market rent reviews. We understand the review due as at 1st March 2026 is outstanding.



FLOOR PLAN



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TENURE

Heritable (Scottish equivalent to English freehold)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,900, however this is due to increase to £6,800 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined Rateable Value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is pending.

A copy of the recommendation report is available on request.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any LBTT and VAT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.

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VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS

Head of Commercial Agency - Scotland

0131 357 4455 / 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) MRICS

Associate Director | Commercial Valuation

& Agency Advisory

0131 357 4455 / 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com



alliedsurveyorsscotland.com

[X](#) [f](#) @AlliedEdinburgh