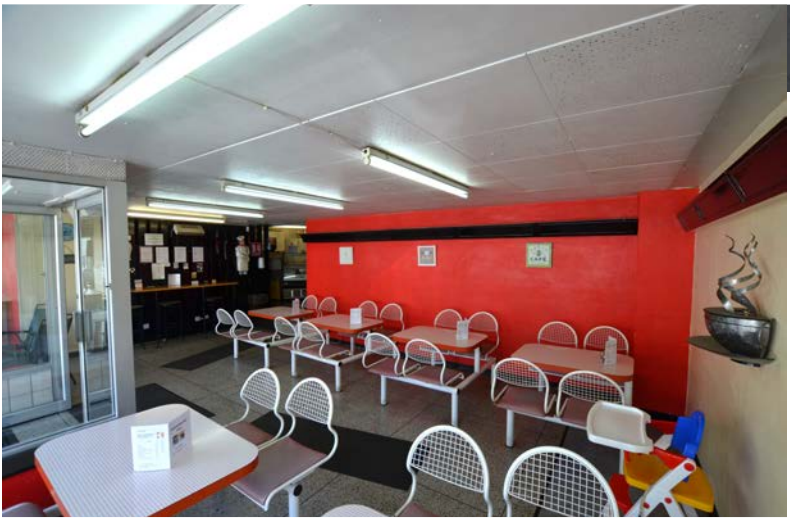
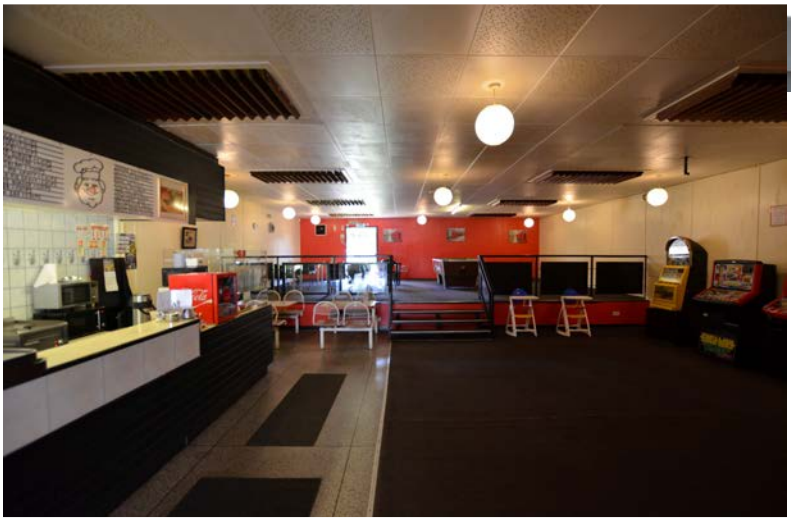
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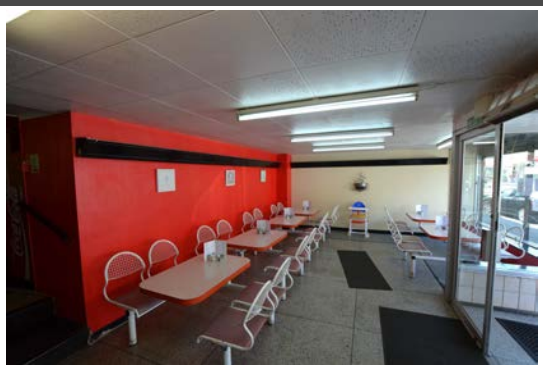
TO LET

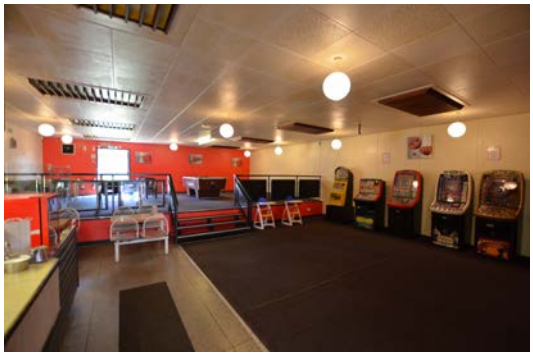
45 West Main Street, Whitburn, West Lothian, EH47 0QD

- Prominent, retail premises with double window frontage
- Located in the centre of Whitburn's commercial thoroughfare
- Suitable for a variety of uses, subject to the appropriate planning consents
- Rental offers over £15,000 per annum
- Approximate Gross Internal Area 176 sq m (1,894 sq ft)

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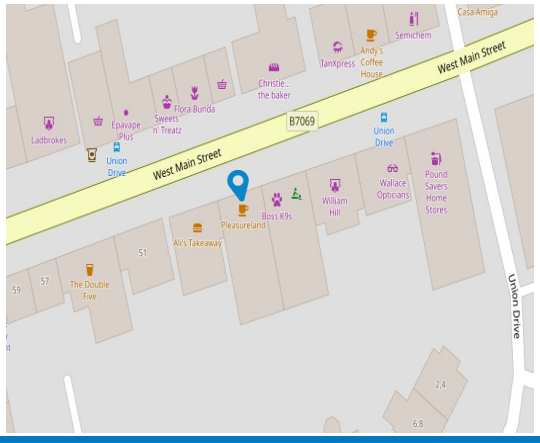
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LOCATION

² KΛΰōdzℕϒλă Ι· LJ2LJdzfΙ·ℕ Ŏ2ϒϒdzΰŜℕ ú2øϒλϒ ² Ŝăΰ [2ΰKΛΙ·ϒf2ÔΙ·ΰŜŘ Ι·LJLJℕ2ÈΛϒΙ·ΰŜfê ϒλfŜă ΰ2 ΰKŜ øŜăΰ 2Ŧ [ΛØλϒƎăú2ϒΙ·yŘ Ι·LJLJℕ2ÈΛϒΙ·ΰŜfê ϒλfŜă ΰ2 ΰKŜ øŜăΰ 2Ŧ 9ŘλϒōdzℕƎK℗ Lΰ ōŜyŜŦΛúă ŦℕƧϒ Ǝ22Ř Ι·ŎŎŜăă ΰ2 ΰKŜ a a2ú2ℕøΙ·è øKΛŎK fŜΙ·Řă úℕΙ·ŦŦΛÔ Ι·Ŏℕƨăă ΰKŜ ŎŜyΰℕΙ·f ōŜfΰ ōŜΰøŜŜϒ9ŘλϒōdzℕƎK℗

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! Ř22λyλyƎ Ŏ2ϒϒŜℕŎΛΙ·f 2ŎŎdzLJΛŜℕăλyŎfdzŘŜ ² λffΛΙ·ϒ Ι λff .22⌋ϒΙ·⌊ŜℕăΣ /2π2LJ C22ŘΣ DℕŜƎƎă Ι·yŘ ! fΩă ¢Ι·⌈ŜΙ·øΙ·è℗

DESCRIPTION

The subjects comprise a two storey, mid-terrace property contained beneath a pitched and slated roof with a small, grassed area to the rear.

Internally, the accommodation provides an extensive shop premises which benefits from a double windowed frontage. It is currently set out as a café with seating to the front and rear with a food preparation area/kitchen and WC at the mid-point.

At first floor level is storage, a small office and staff WC facilities and to the rear is small, grassed area.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area of 176 sq m (1,894 sq ft

RENT

Our client will consider leasehold offers over £15,000 per annum.

PRICE

Offers Over £150,000 are invited for our client's heritable interests in the subjects.

UTILITIES

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

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £14,800 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

ENTRY

Upon completion of a missive under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887
iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07511 499 420
Bernadetta.Majewska@alliedsurveyorsscotland.com

Regulated by RICS

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