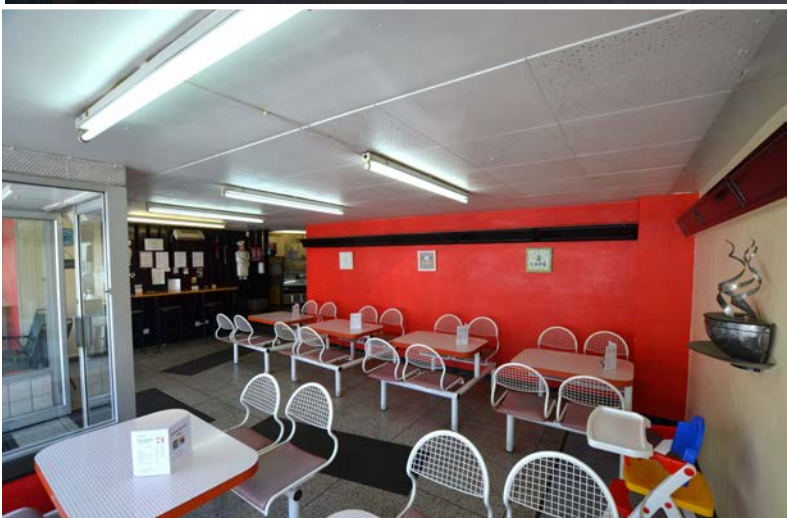




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 ✕ @AlliedEdinburgh
www.alliedsurveyorsscotland.com



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)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

**LOCATION**[illegible][illegible]

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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.

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

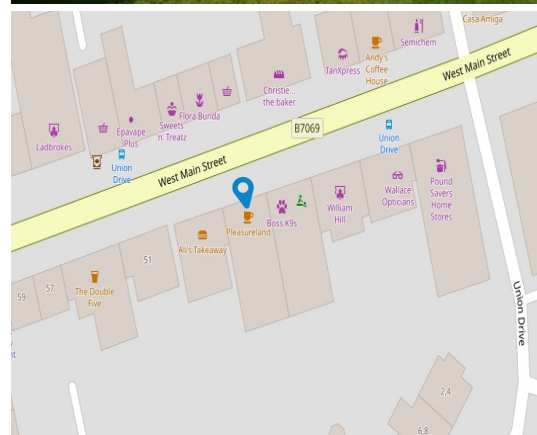
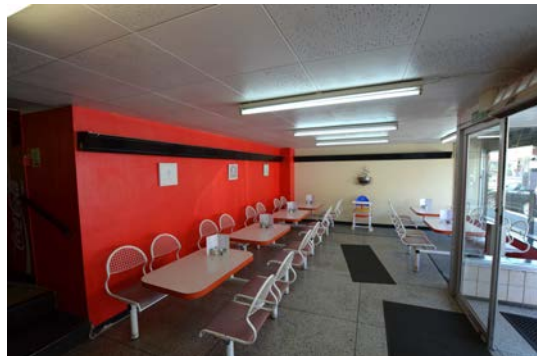
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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

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