TO LET / MAY SELL

CLASS 1A PREMISES

- Located within the Heart of the picturesque town Linlithgow
- Offers over £200,000
- Offers over £18,500 per annum
- Opportunity to lease or purchase in whole or part
- Generous floor space suitable for a variety of occupiers subject to consent
- Premises extends to 144.76 sqm (1,559 sqft)
- Benefits from a prominent corner frontage, providing occupiers with excellent branding opportunities

Virtual Tour

19 – 21 HIGH STREET, LINLITHGOW, EH49 7AB

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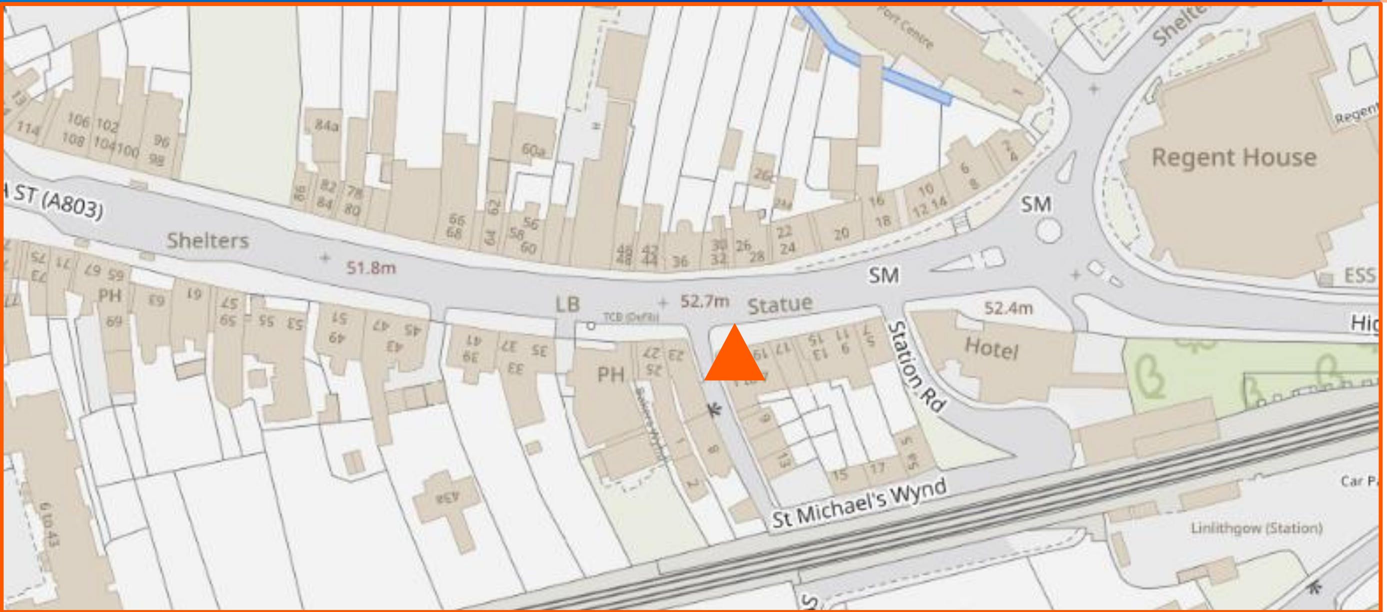
SHEPHERD COMMERCIAL

Location

19 – 21 HIGH STREET, LINLITHGOW, EH49 7AB



Location

The subjects are situated in the West Lothian town of Linlithgow, a historical town which is popular with young families and commuters. Linlithgow is well-positioned just off the M8 trunk road, providing convenient access to both Edinburgh and Glasgow.

The property occupies a prominent position on the south side of Linlithgow's High Street. The subjects benefit from a return frontage down St Michael's Wynd which offers further branding opportunities.

The High Street is characterised by a number of well established local and national occupiers including Halliday Homes, Costa Coffee, Boots and a number of local businesses.

Rarely available leasehold or freehold opportunity in West Lothian

What 3 Words

Description

19 – 21 HIGH STREET, LINLITHGOW, EH49 7AB

Descriptions

The subjects comprise a Class 1A premises arranged over the ground floor and basement of a Category B Listed, end-terraced, stone-built three-storey building. The property benefits from a striking façade with a wealth of stunning ornate architectural features.

Internally, the property provides a unique and versatile layout, comprising two generous open-plan main office areas, a separate corner office, well-appointed tea preparation/staff room and WC facilities. Additionally, there is a basement which is accessed via a timber staircase which provides generous storage space.

The flexible nature of the space makes it suitable for a variety of occupiers and uses, subject to obtaining any necessary planning permissions and consents.

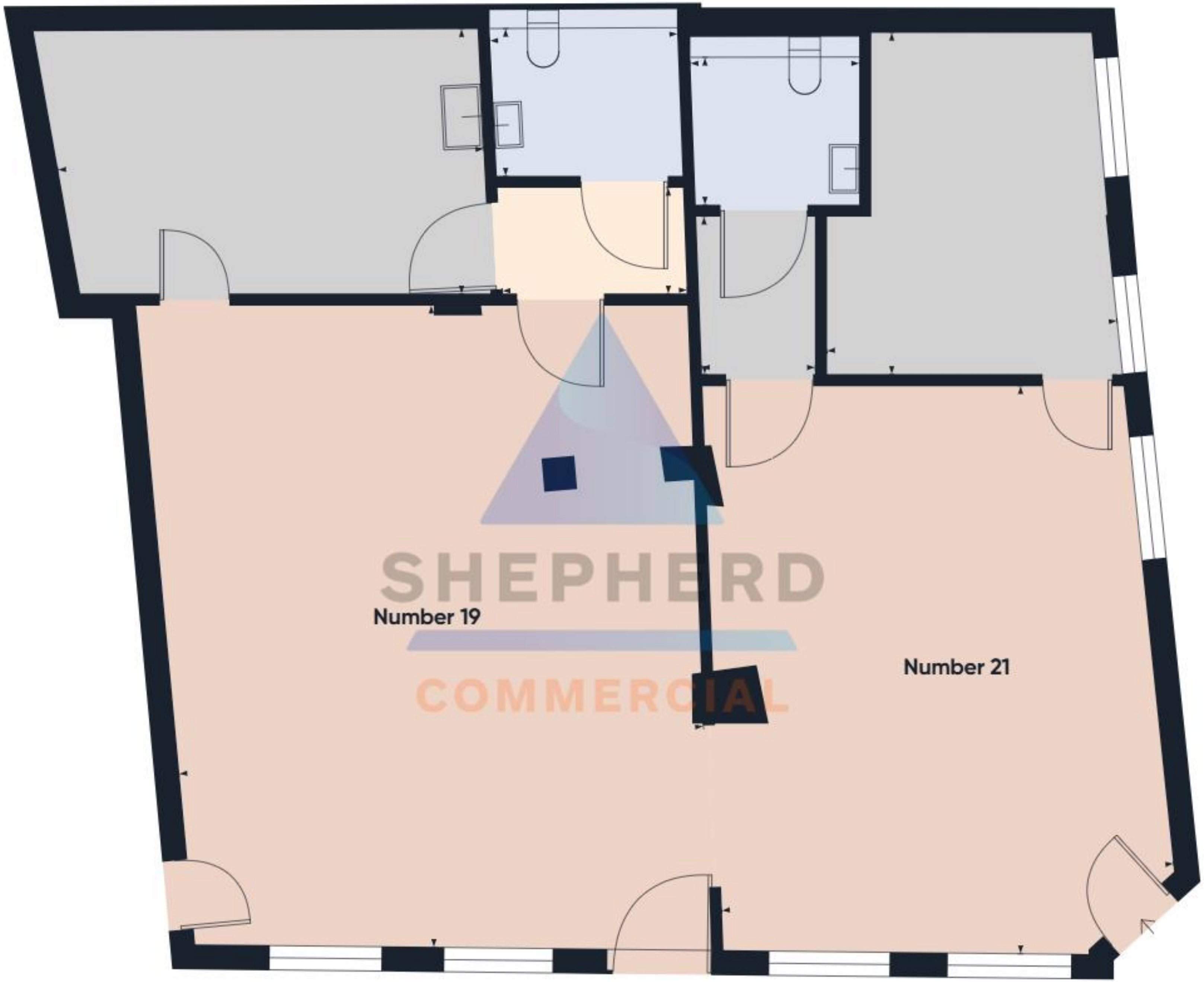
The premises benefit from a prominent frontage, providing excellent levels of natural light together with strong branding, signage and display opportunities. This ensures excellent visibility and profile to passing pedestrian and vehicular traffic.

Accommodation

Description	m^2	ft^2
Ground Floor	115.93	1,248
Basement	28.81	310
TOTAL	**144.74**	**1,558**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan



The Detail

Price

For Sale: Offers over £200,000

To Let: Offers over £18,500 per annum

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £19,400 which will result in rates payable of £9,051.46, subject to the tenants other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

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

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