

TO LET

63-67 East Main Street
Broxburn EH52 5EE

- ▶ Shop unit
- ▶ Potential for subdivision
- ▶ 16,178 sq ft
- ▶ Rent £100,000 per annum



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 property is a Category C listed end-terraced Georgian building. 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	12,863 SQ FT	1,195 SQ M
FIRST	3,315 SQ FT	308 SQ M
TOTAL	16,178 SQ FT	1,503 SQ M

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	7,126 SQ FT	662 SQ M
UNIT A FIRST	3,315 SQ FT	308 SQ M
UNIT B	5,705 SQ FT	530 SQ M

Option 3:

UNIT A GROUND	6,620 SQ FT	615 SQ M
UNIT A FIRST	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 2023 is **£133,500**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 55.9p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£74,627**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

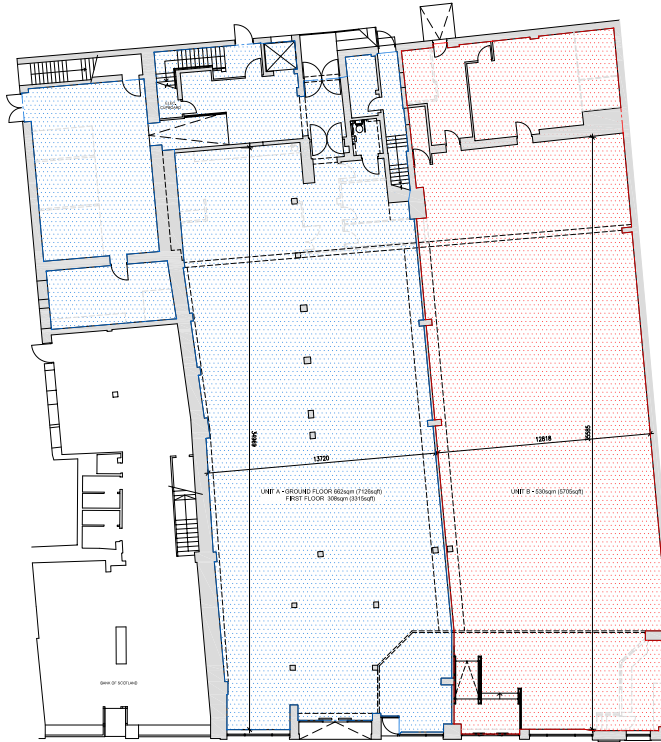
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

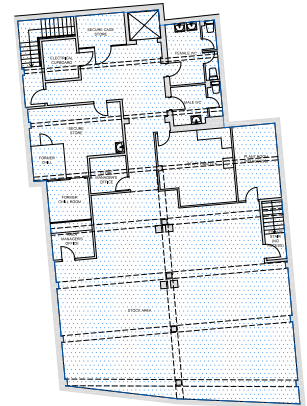
Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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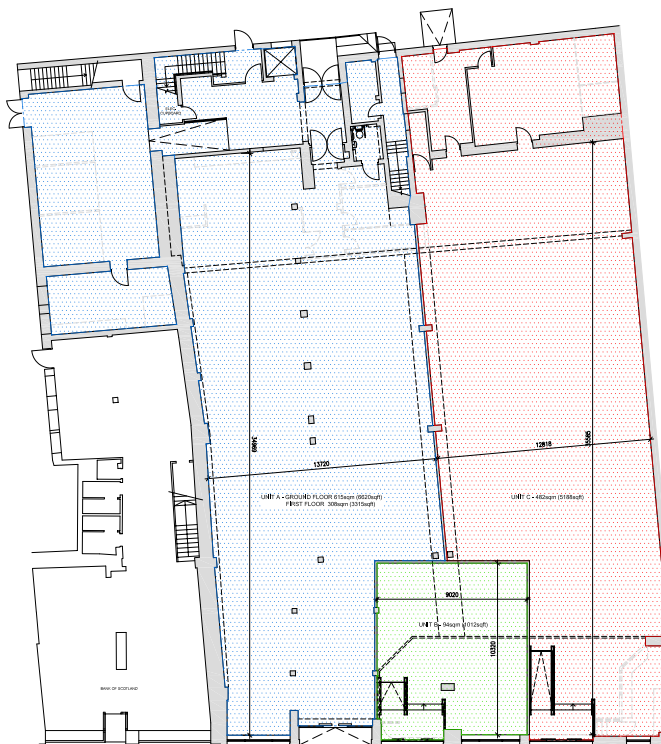
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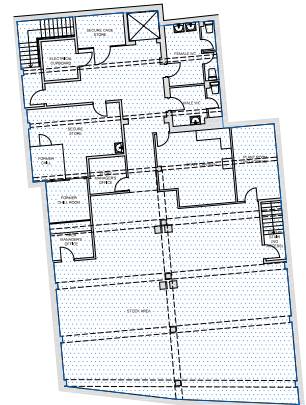
PROPOSED GROUND FLOOR PLAN OPTION 2



PROPOSED FIRST FLOOR PLAN



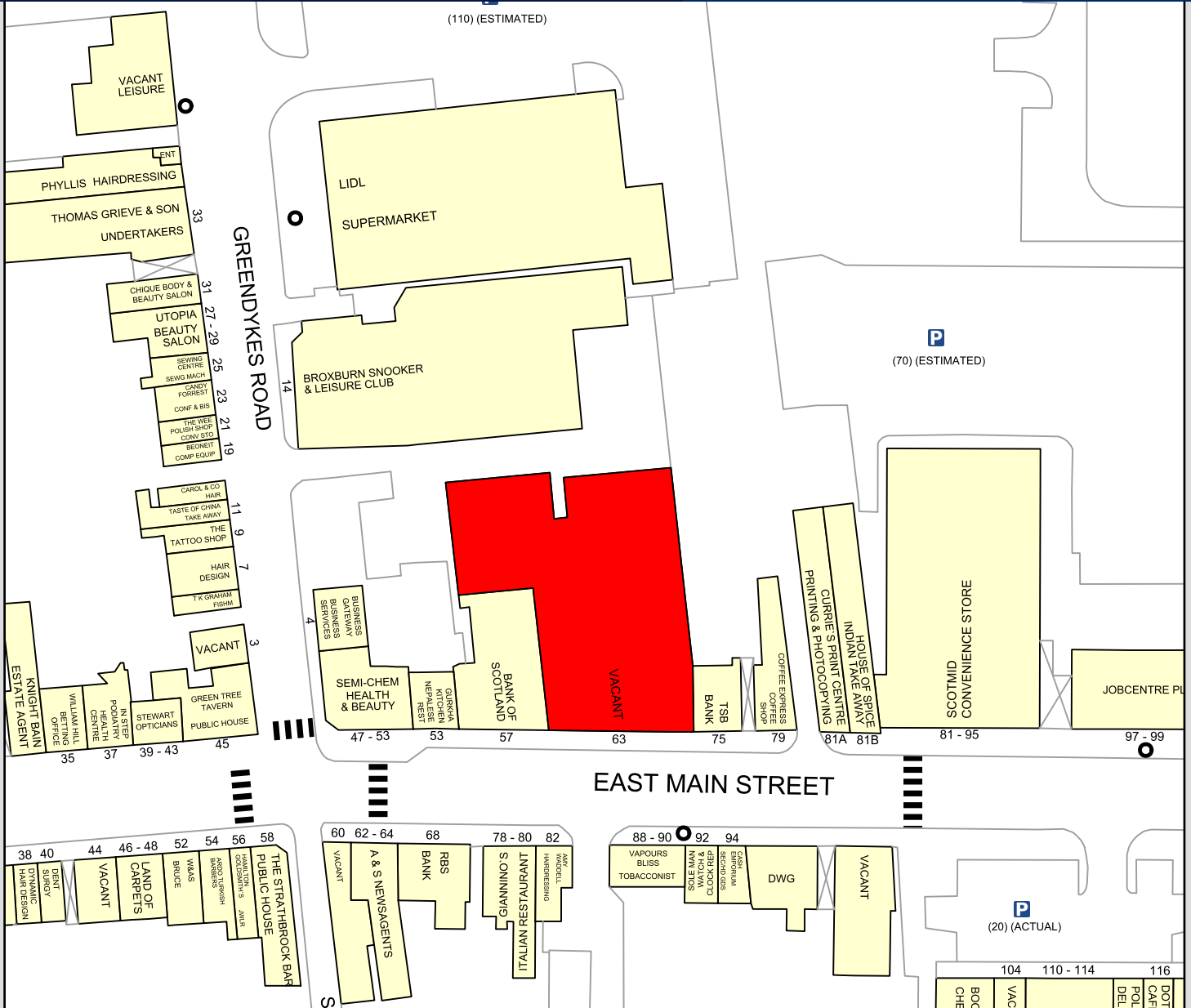
PROPOSED GROUND FLOOR PLAN OPTION 3



PROPOSED FIRST FLOOR PLAN

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