

# Culverwell

PROPERTY CONSULTANTS

## TO LET / MAY SELL

### RETAIL / OFFICE PREMISES

43 WEST MAIN STREET, ARMADALE EH48 3PZ

#### LOCATION

Armadale is an established West Lothian town situated 7 miles west of Livingston town centre and benefits from a resident population of 10,400 persons. West Main Street forms the main thoroughfare and primary retail location within the town and becomes the A89 linking Armadale to the nearby town of Bathgate, Junction 3 of the M8 and Edinburgh.

Armadale will benefit from the new Airdrie - Bathgate rail link which will provide access to Glasgow and Edinburgh. The rail link is due to open at the end of 2010.

The premises are situated in a prominent location on the south side of West Main Street and nearby occupiers include **RS McColl**, **William Hill**, **Swinton Insurance**, **Co-op**, **Lloyds Pharmacy**, **Sneddon Estate Agents** and **Clydesdale Bank**.

#### DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground floor of a two storey stone built building under a pitched and slated roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	17 ft 5 ins	5.31 m
Net Frontage	14 ft 9 ins	4.50 m
Ground Floor	640 sqft	59.46 sqm

#### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£5,000
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.407

#### PLANNING

The premises benefit from Class 2 planning consent and subsequently are suitable for both retail and office use.



#### RENT

Offers in excess of £7,500 per annum exclusive are invited.

#### LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews subject to obtaining vacant possession.

#### PRICE

Details will be provided upon application.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer / Andrew Moffat  
Tel: 0131 226 6611  
Email: [callum@culverwell.co.uk](mailto:callum@culverwell.co.uk)  
[andrew@culverwell.co.uk](mailto:andrew@culverwell.co.uk)



Spar	Residential
Clydesdale	
Bank	
Police	
Station	
All For	
Pets	Residential
Craft Hair	
Cuts	
Tom Laing	
Flooring	
Sneddon	
Estate Agents	
<b>Let</b>	Pub
Let	
Liveline	Tango
Reflections	Window Blinds
Hair Studio	Wool and
Exquisite	Cards
Bouquets	Blacks
Talking	Butchers
Heads	Wok
Perks	World
Sandwiches	Co-op
A-Z Fancy	
Goods	R S McColl
Fish and	
Chips	
Lloyds	
Pharmacy	
Swinton	
Insurance	
William	
Hill	

**WEST MAIN STREET**

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