



TO LET
Prime Retail Unit
7,968 sq.ft
(740.23 sq.m)

SUBJECT TO VACANT POSSESSION



122 EAST MAIN STREET

Argyle Court, Broxburn
West Lothian
EH52 5EQ

Local Occupiers Include



ARGYLE COURT

122 EAST MAIN STREET

DESCRIPTION

The unit is located in the popular commuter town of Broxburn, West Lothian, situated approximately 12 miles west of Edinburgh and some 4 miles north of Livingston, only a short distance from the M8 motorway. The property lies on the south side of East Main Street, forming part of the town's main commercial pitch. Neighbouring occupiers include Boots, in addition to several independent traders, and the unit benefits from directly adjacent customer parking.

UNIT SIZE

Total Area: 7,968 sq.ft (740.23 sq.m)

RENT

Rental offers in excess of £50,000 + VAT per annum exclusive are invited.

BUSINESS RATES

Rateable Value: £35,000.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £6,700 + VAT.

Insurance: TBC

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



9

Retail Units On-Site



13,150 sq.ft

Total Area



What Three Words
meant.digitally.bonnet

ARGYLE COURT

SITE PLAN

LCP.
part of M^{Core}



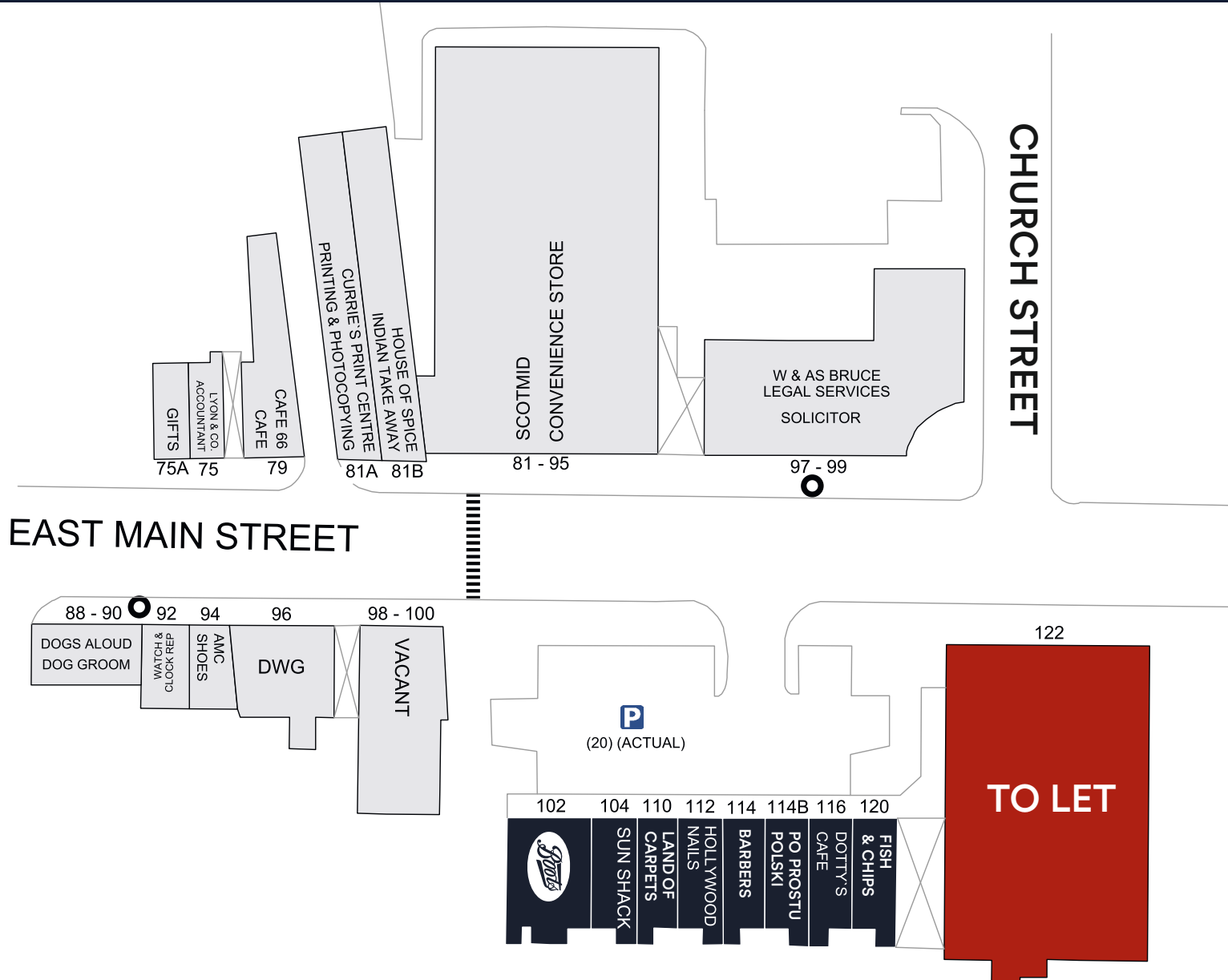
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