



4 Greendykes Road  
Broxburn  
EH52 5AG  
[www.knightbain.co.uk](http://www.knightbain.co.uk)

**30 East Main Street  
Broxburn  
EH52 5HY  
£500 PCM**



## Property TO LET / MAY SELL

KnightBain Commercial are delighted to present to the market this prominent commercial property in central Uphall. Early viewing recommended. The subjects comprise a ground floor retail unit contained within a terraced, 2 storey building.

EPC = to follow

Available with immediate entry

### ACCOMMODATION

Offering flexible office or retail space

Ground floor - 35 sq.m. (376 sq.ft.)

### FRONT AREA 7.21m x 4.93m (23'8 x 16'2)

Area to the front of the property benefits from a large window which offers a bright working environment

### BACK OFFICE 3.23m x 2.29m (10'7 x 7'6)

Office area allows for a more private working space with a sink and window to rear

### TOILET

Two piece suite with window to rear

### RENTAL

Offers of £6000 per annum exclusive are sought

### LEASE TERMS

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

### EPC

Energy performance certificate available on request

### RATEABLE VALUE

Having regard to the Scottish Assessor's website we note that the subjects are entered in the current Valuation Roll at Rateable Value £4250.00



### LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

### SALE

Property sold with vacant possession  
Offers in the region of £65,000 are expected

### VIEWING

Viewing by appointment  
Viewing via KnightBain on 01506 852000 or email [info@knightbain.co.uk](mailto:info@knightbain.co.uk)

*These particulars, whilst carefully prepared, are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.*

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