

10/12 East Main Street,
Broxburn, West Lothian EH52 5AE
Heritable Retail Investment

Lot 74

£8,500 per annum
exclusive (2)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	71.53 sq m	770 sq ft	INDIVIDUAL	16 years from	£8,500 (2)	02/05/2019 and
Basement	Ancillary	18.67 sq m	201 sq ft	t/a Optimeyes Opticians	02/05/2014 until 01/05/2030 (1)		five yearly
Total		90.2 sq m	971 sq ft			£8,500 (2)	

(1) The lease provides a tenant option to determine on 01/05/2022 and 01/05/2026, subject to 9 months' written notice.
(2) The current passing rent is £7,250 p.a.x. The lease provides a fixed rental increase on 02/05/2018 to £8,500 p.a.x. The Seller has agreed to adjust the completion monies so that the unit will effectively produce £8,500 p.a.x. from the completion of sale.

Key Details

- Let until 2030 (subject to options)
- Approximately 5 miles west of Edinburgh Airport
- Nearby occupiers include Greggs, Subway, Ladbroke's and Lidl

On Behalf of Trustees

Location

Miles: 5 miles west of Edinburgh Airport
12 miles west of Edinburgh City Centre
Roads: A899, M8 (Junction 3), M9 (Junction 2)
Rail: Uphall Rail
Air: Edinburgh Airport

Situation

Broxburn is a busy town some 5 miles west of Edinburgh Airport. The property occupies a prominent position on East Main Street, Broxburn's principal retail pitch, close to its junction with Station Road. Nearby occupiers include Greggs, Subway, Ladbroke's and Lidl.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation, which forms part of a larger building. The property benefits from a separate brick outbuilding to the rear.

Tenure

Heritable (Scottish equivalent of an English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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