

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)
Basement	Ancillary	18.67 sq m	201 sq ft	t/a Optimeyes Opticians	02/05/2014 until 01/05/2030 (1)	02/05/2019 and five yearly
<b>Total</b>		<b>90.2 sq m</b>	<b>971 sq ft</b>			<b>£8,500 (2)</b>

(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, Ladbrokes 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, Ladbrokes 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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