

FOR SALE

 GRAHAM
SIBBALD



**59A South Street
Armadale
Bathgate
EH48 3ET**

- Situated within Armadale Central Hub
- The property extends to 363 sq m (3,910 sq ft)
- Suitable for a variety of uses (subject to planning)
- Previous fitted out and used as a nursery
- POA

LOCATION

Armadale is a small town situated in West Lothian and benefits from a strategic location within the Central Belt of Scotland. The town is within reach of the M8 motorway, which provides easy access to both Edinburgh and Glasgow.

The subjects are located off South Street, which forms one of the main thoroughfares leading into Armadale. 59A South Street is a short walk from its junction with East Main Street and Armadale's town centre.

DESCRIPTION

The subjects comprise a detached building, which is part single storey and part two storey in height. The main walls appear to be of reconstituted stone, with a number of elevations having been roughcast. The roofs are mono-pitched and clad in profile metal sheeting.

The main walls appear to be of reconstituted stone with a number of elevations having been roughcast. The roofs are mono-pitched and clad in profile metal sheeting. We understand the subjects were constructed approximately 2011, purpose built as a children's nursery. Internally, the subjects have been altered from its purpose built fit-out and now used as a charity shop/children support centre. There is extensive parking to the front and side of the subjects and an enclosed garden/play area to the rear.

The subjects are well suited to a wide variety of uses, subject to planning.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

AREAS / FLOORETC	SQ M	SQ FT
Total	363	3,910

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £44,800.

PRICE

POA

Our client is looking for a quick sale. However, offers subject to planning will be considered subject to a review of the applicants planning and design proposals.

EPC

Available on request

LEGAL COSTS + VAT

Each party to bear their own legal costs, the purchaser will be responsible for LBTT and VAT if applicable.





For any queries or to arrange a viewing, please contact —



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers

and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2024