



FALCONER
PROPERTY CONSULTANTS

TO LET

Ashley Cottage, 63 Braehead Road,
Linlithgow, EH49 6HF

WORKSHOP WITH OFFICE AND YARD

- OFFICE 375 FT²
- WORKSHOP & CANOPY 866 FT²
- QUALIFIES FOR 100% RATES RELIEF
- FULLY REFURBISHED OFFICE
- ¼ ACRE OF SURFACED YARD SPACE
- LEASE FROM £1,500 PCM
- WORKSHOP WITH PIT



LOCATION

Linlithgow is located in the north-east of West Lothian, close to the border with Stirlingshire. It lies 20 miles (32 km) west of Edinburgh along the main railway route to Glasgow.

A vibrant community set in the heart of Scotland, Linlithgow is a great place to visit, a superb centre from which to explore and a dynamic place in which to do business. With its great transport links across central Scotland, Linlithgow has become a commuter town, which has seen its population double over the last 50 years.

The subjects are located on the Southern side of Braehead Road near to its junction with Preston Road.

The M9 gives quick access to Edinburgh and the M80 to Glasgow, respectively. The railway station provides regular services to Glasgow and Edinburgh.



DESCRIPTION

The subjects provide a large workshop of brick built construction with a roller shutter door and pit. To the side of the workshop there is a large covered canopy.

Office accommodation is provided in a detached single storey former residential cottage. The property benefits from 3 office spaces, kitchen and w.c/shower room.

Externally to the rear, is roughly a ¼ of an acre of tarmac yard space.

PROPOSAL

Lease from £18,000 per annum.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Office: 34.9m²/375ft²

Garage & Outbuilding: 80.38m²/866ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to West Lothian Council Planning Department.

EPC

D.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

RATING

Rateable value £7,500.



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**VIEWING AND FURTHER
INFORMATION**

Strictly by appointment through the
Joint Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk



**HALLIDAY
HOMES**

PROPERTY AND
ESTATE AGENTS

Tel: 01506 535500

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