

# LEASE FOR SALE

## RETAIL, OFFICE, FOOD UNIT (SUBJECT TO PLANNING)

**Gunn**  
PROPERTY CONSULTANTS

**UNIT A4, CANAL ROAD, WINCHBURGH,  
BROXBURN EH52 6FD**



### LOCATION

The subjects are located in the new town centre area of Winchburgh approximately 7 miles West of the Edinburgh City outskirts. The units are situated at the corner of Canal View and Linlithgow Road (B9080) one of the principal arterial routes through Winchburgh. Adjacent retail businesses include Sainsbury's, Domino's Pizza & Rightmedicine Pharmacy.

### DESCRIPTION

The unit is on ground floor only and in shell condition, with a shopfront already in place.

### ACCOMMODATION

The shop extends to approx 1,037 sq ft (96 sq m).

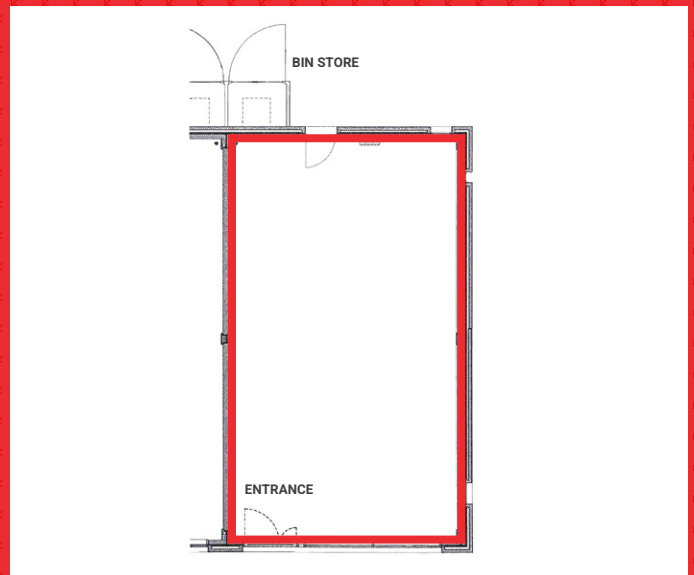
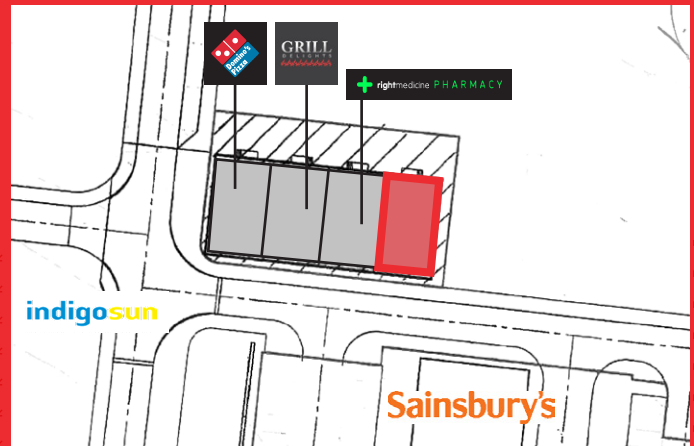
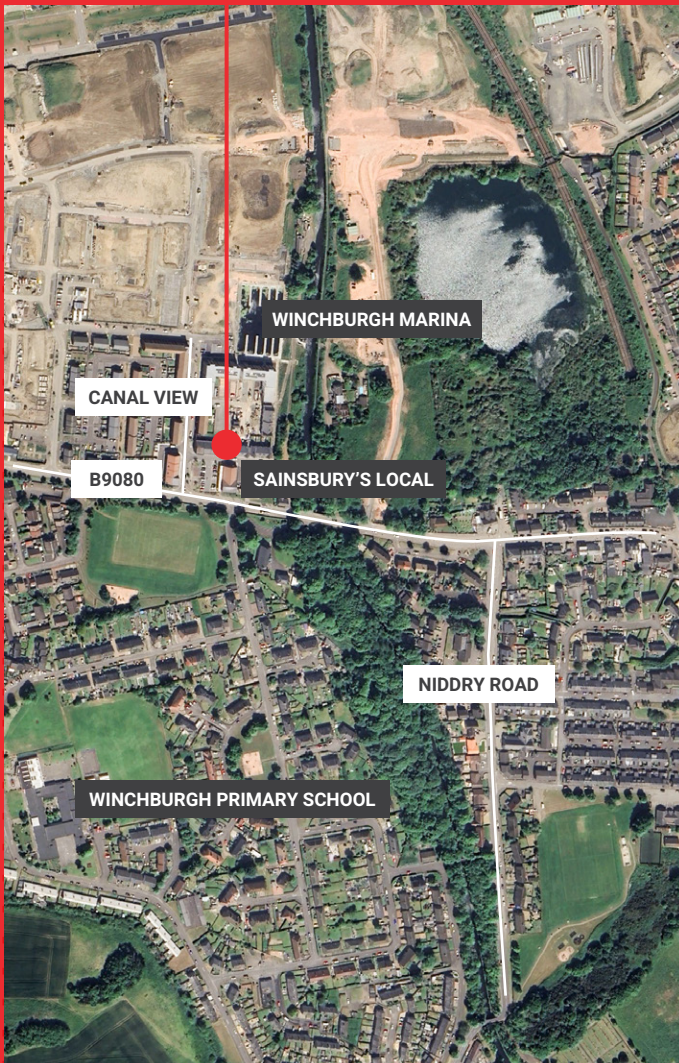
**0141 221 3500**

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## LEASE

The lease runs until July 2038 at a rental of £21,000 pa plus VAT. Further details on request.

## TIMING

Immediate entry.

## RATES

The unit has not been assessed, but the neighbouring rateable value is £15,100 for an identical unit.

## SERVICE CHARGE

There is an annual service charge of approximately £2,800 plus VAT.

## EPC

Available on request.

## VIEWING

Via the sole agent:



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**gunnproperty.co.uk**