LEASE FOR SALE RETAIL, OFFICE, FOOD UNIT (SUBJECT TO PLANNING)



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

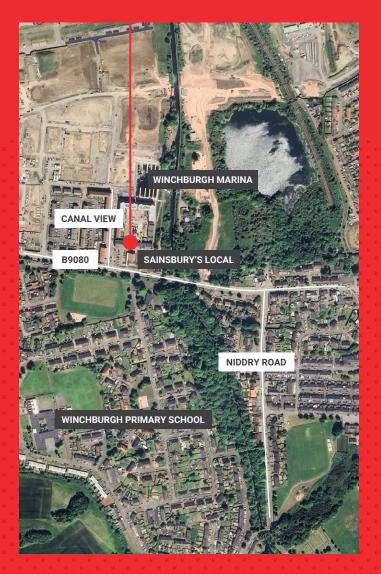
The shop extends to approx 1,037 sq ft (96 sq m).

0141 221 3500

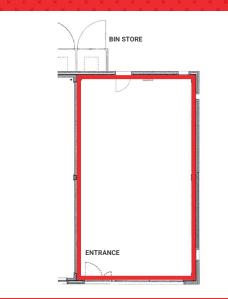
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indigosun Sainsburys



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

IMPORTANT NOTICE Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. February 2025.