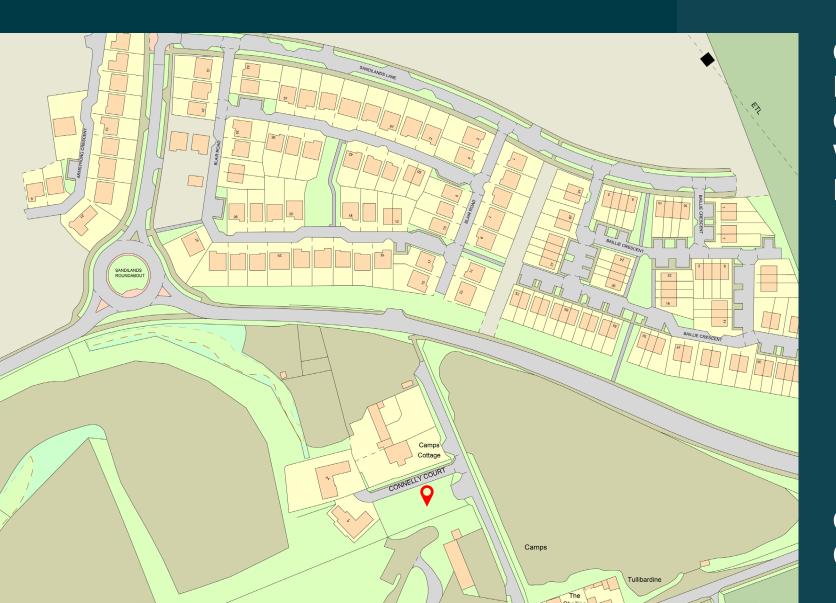
DM H/LL

To Let



Camps Industrial
Estate, Connelly
Court, Kirknewton,
West Lothian
EH27 8DN

Circa 0.25 acres

Property Details

- Secure enclosed yard
- Extends to circa 0.25 acres
- Fixed rental of £18,000 per annum
- No VAT payable

LOCATION:

The subjects are located within Camps Industrial Estate on Camps Road, adjacent to Connelly Court.

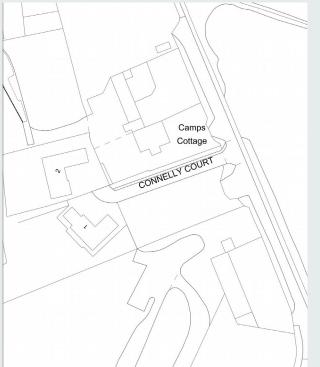
Camps Industrial Estate lies within West Lothian is situated to the East of East Calder and Livingston, and benefits from good access to the A71 which links Edinburgh to Ayrshire.

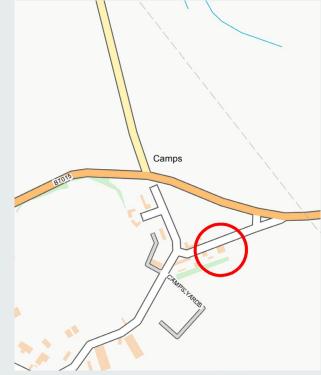
What3words: typified.pace.quitter

DESCRIPTION:

The subjects comprise an enclosed tarmac yard extending to circa 0.25 acres, which is secured by a palisade fence.







Property Details

TENURE:

The subjects are available on Full Repairing and Insuring terms for a period to be negotiated.

RENT:

The subjects are available at a fixed rental of £18,000 per annum.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of \pounds per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.





LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

SERVICES:

No gas or electricity to the site.

VAT:

VAT is not chargeable on the rent.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Make an enquiry

livingstonagency@dmhall.co.uk

graeme.pollock@dmhall.co.uk

DM Hall LLP

Law House, Fairbairn Place Livingston

01506 497010

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, efference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi)These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our cliefs solicitors.