

# DM HALL

# For Sale

**Industrial**



4 Grange Road,  
Houstoun  
Industrial Estate,  
Livingston

249 sq m  
(2,680 sq ft)



# Property Details

- Well Located Industrial Unit in popular estate
- Rare opportunity to buy
- Small private yard
- Offers in region of £225,000 plus VAT.



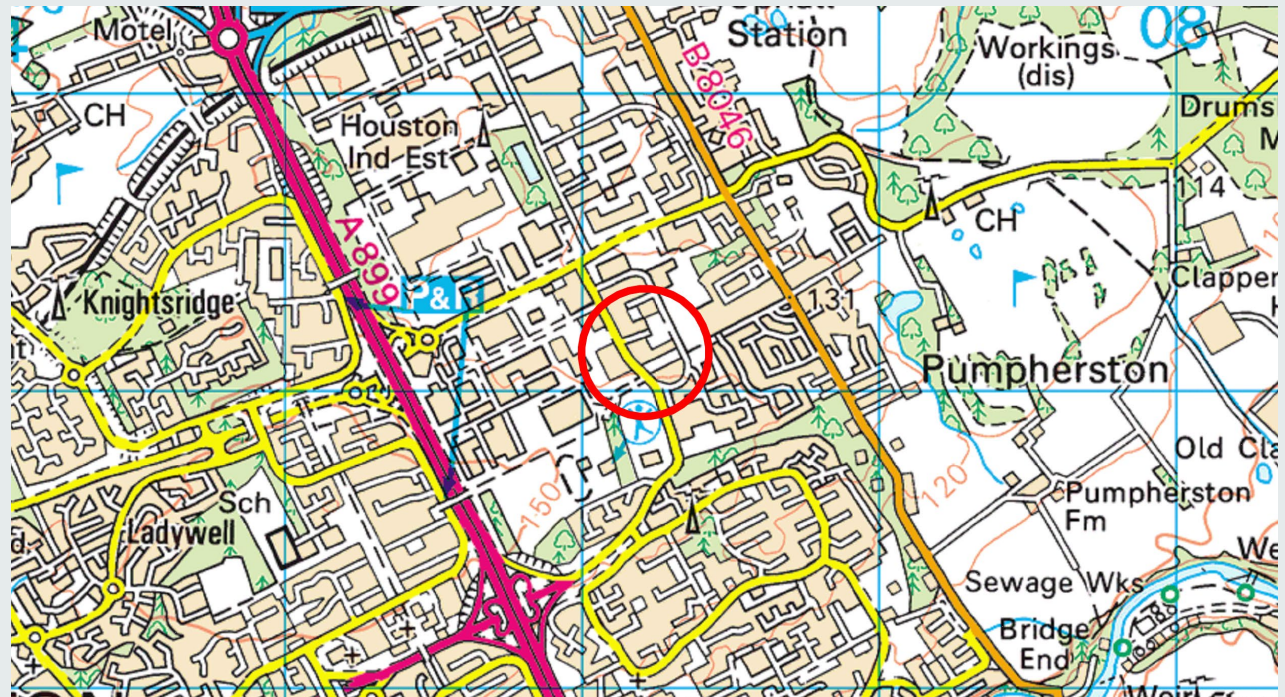
## LOCATION:

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is a large commuter town in West Lothian with a population in excess of 55,000. The town has excellent transport links, accessed via Junction 3 and 3A of the M8 motorway. There are frequent bus and rail services connecting neighbouring towns and Edinburgh and Glasgow city centres.

The site is located within the heart of the long-established Houston Industrial Estate. Neighbouring occupiers include Still Tools, Crown Decorating Centre, and Howdens.

## DESCRIPTION:

The subjects comprise a mid terrace industrial unit, configured in an L-shape with offices and workshop. There is a small private yard, with steel palisade fencing. Previously the unit was split into three units, but could be easily converted back to a single unit.



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## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Offices/ Workshop	227.7	2451
Mezzanine		21.28	229
<b>TOTAL</b>		<b>249</b>	<b>2680</b>

## SERVICES:

The unit benefits from separate electricity, gas and water connections.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £13,200 per annum.

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

## PROPOSAL:

Our clients are seeking offers in excess of £225,000 plus VAT for the heritable interest of their property.

## LEGAL COSTS:

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





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## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling 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

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