



16 East Main Street, Broxburn

Offers Over £120,000



16 East Main Street

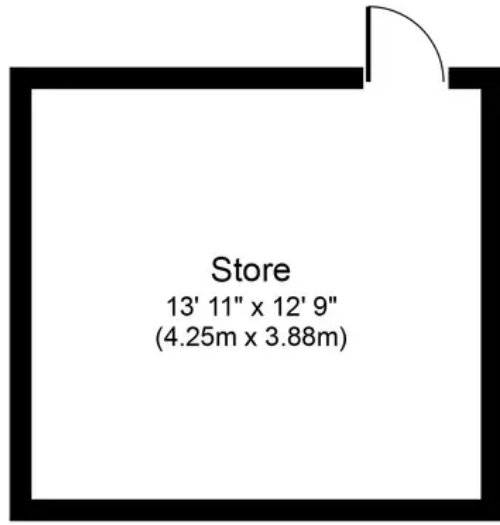
Broxburn, Broxburn

Exceptional opportunity to acquire a vacant commercial premises in Broxburn. Ideal for food/drink consumption, previously a cafe. Prime location on Main Street offers high visibility and foot traffic. Versatile layout with 100% rates relief potential.

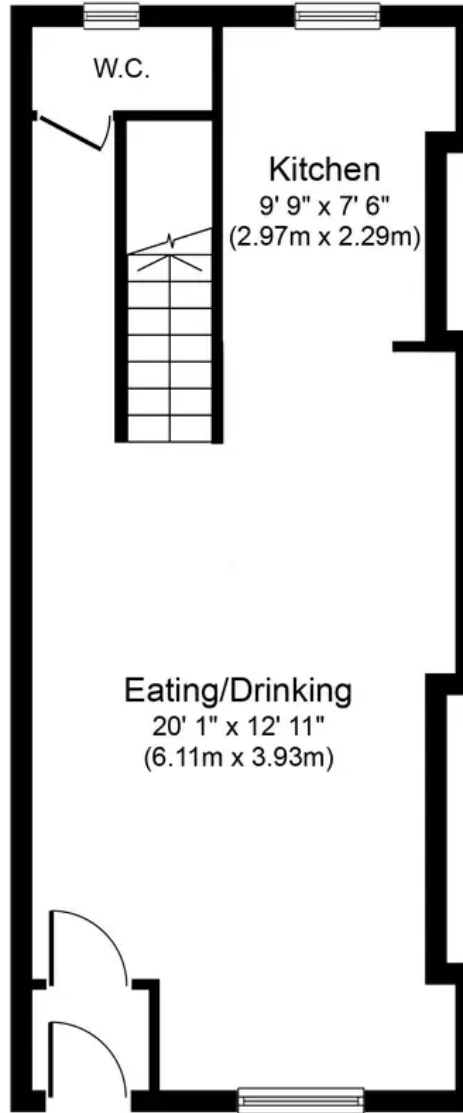
Tenure: Freehold

- Opportunity to purchase vacant cafe/retail premises in the heart of Broxburn
- Class 3 (food and drink for consumption on the premises)
- Seating area upstairs
- Prominent Main Street location
- 100% rates relief available, subject to status.
- Previously used as a cafe





Basement
Approximate Floor Area
177 sq. ft.
(16.5 sq. m.)



Ground Floor
Approximate Floor Area
417 sq. ft.
(38.8 sq. m.)



First Floor
Approximate Floor Area
417 sq. ft.
(38.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

