



**sneddons**  
solicitors & estate agents



## 87, 87a & 87b South Street

Armadale, EH48 3EU

Offers over £250,000



Commercial Units / With development Land.

87, 87A, 87BSouth Street Armadale, Bathgate, EH483EU

Rental Yield of £32,000 pa.



### Description

3 Commercial units comprising 87, 87A, 87B, South street, Armadale

A rare opportunity to purchase 3 commercial buildings, with the added benefit of rate relief on each of the commercial units, including development land at the rear.

Armadale 87 South street, Armadale Bathroom Showroom

This retail unit has been finished internally to a high standard and is currently fitted out as a bathroom show room.

The showroom benefits from gas central heating, modern wc, modern kitchen, staff rooms, and offices. The showroom also benefits from a large store room at the rear, including shelving and steel security doors for delivery's and is fully carpeted , with modern finishing's. The showroom was newly renovated in 2022.

The current owner is now retiring and looking to sell the building including its fixtures and fittings. The showroom is located on a main road with a large frontage for passing trade.

87A South street, Armadale Office Suite's - first floor / potential Flat

This unit is currently set up as offices space, witch includes fitted kitchen and a shower room, possible conversion to a residential flat with appropriate planning consent.

This office suite has been fully renovated in 2023 and presented to the market in walk in condition. It has the benefit of a modern fitted kitchen, a stylish shower room, 3 offices with built in storage. The office suite would make an ideal residential flat with the relevant change of use and planning consent. It is Fully carpeted and renovated and decorated in 2023

87B South Street

This retail unit has been finished internally to a high standard and is currently fitted out as a function suite / showroom with office, kitchen and WC.

This retail unit has been finished internally to a high standard and is currently fitted out as a open plan showroom It benefits from gas central heating radiators, it has been fitted out to an excellent standard internally This retail unit has 2 offices, modern fitted kitchen and wc. renovated in 2023 There is a secure car park at the rear with palisade fencing to create a yard, within the yard area there is two large out house's offering additional storage.

The land at rear of property offering development potential . presently used enlarge car park . Land

Possibility of development potential with the relevant planning consent.

Previous - pre planning application submitted to west Lothian council had no objections for residential purposes, but was never completed due to the current owner retiring.

### Armadale

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

### Outside

Externally to the rear are two outbuildings both with power laid to them. There is a secure yard, fenced garden area and a good sized private car park with development potential;.

### Bathroom Sudio

184.65 sq. m / 1988 sq. ft.

### Function Room

129.76 sq. m / 1397 sq. ft.

### Upper Floor

35.36 sq. m / 381 sq.

### Contact Us

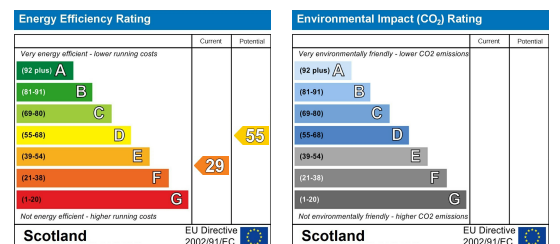
## Area Map



## Floor Plans



## Energy Efficiency Graph



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