

**J A Pollock**  
PROPERTY CONSULTANT  
TEL: 01506 497010 WWW.JAPOLLOCK.CO.UK

**For Sale**



**Mixed Use Property  
with Development Opportunities**

**1/3 West Main Street  
Blackburn  
West Lothian  
EH47 7LU**

## LOCATION

The property is located on West Main Street, Blackburn, West Lothian, immediately adjacent to the local village centre. Blackburn is situated south of the M8 motorway approximately 1.4 miles east of junction 4.

## DESCRIPTION

This detached two storey stone built and slated property comprises ground floor office accommodation extending to 821sq.ft. (76.2sq.m.). The former public house has been converted to an office and is sub-divided into 3 rooms with both male and female toilets. Direct access is from West Main Street. The upper floor is let separately as a dwelling.

Workshop space extending to 580sq.ft (53.9sq.m.) is available to the rear which is available with the office. Car parking is off street and can accommodate 8 cars.

## RATING

The office is entered in the Valuation Roll at £5,700 rateable value and the flat, which is subject to a separate entry is entered in the Council Tax Roll.

## AREAS

The site shown outlined red extends to 0.12 acres or thereby and we have calculated the ground floor footprint of the office as 821 square feet and the outbuilding as 580 square feet.

## PROPOSAL

The property is being offered either with vacant possession or with the flat let on a short assured tenancy. The flat is let on a short assured tenancy which can be terminated if required. Alternatively the property provides an ideal opportunity for a redevelopment and extension to create a flatted residential development.

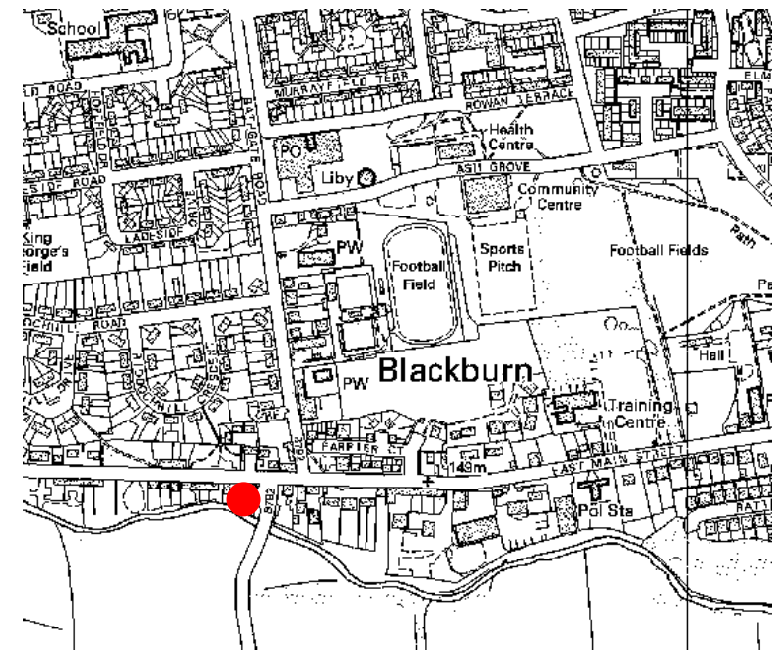
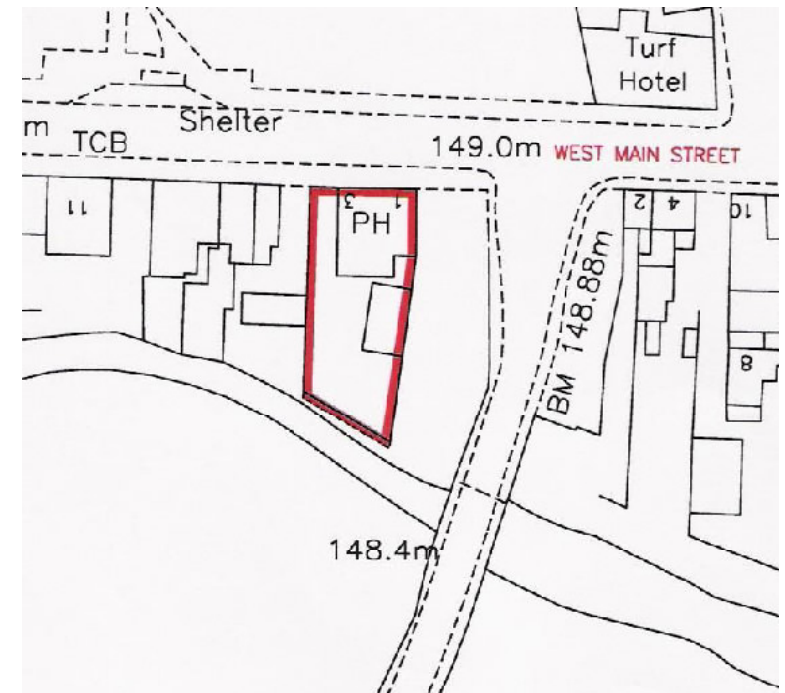
## OFFERS

Offers in excess of £220,000 are invited for our clients interest in this property. Preference will be shown to clean offers rather than any proposal which is subject to planning.

## VAT

VAT will be charged on the purchase price.

J A Pollock Property Consultants  
Munro House, Quarrywood Court,  
Livingston Village, EH54 6AX  
Tel: 01506 497010  
E: mail@japollock.co.uk



The owner of the property does not make or give and neither J.A.Pollock nor their employees have authority to make or give any representation or warranty whatever in relation to this property. These particulars are believed to be correct and where practicable, reasonable steps have been taken to ensure their accuracy, but this can not be guaranteed and the particulars are expressly excluded from any contract. J.A.Pollock and their employees accept no responsibility for information supplied to them by the owner or by any third party. Date of preparation August 2008.