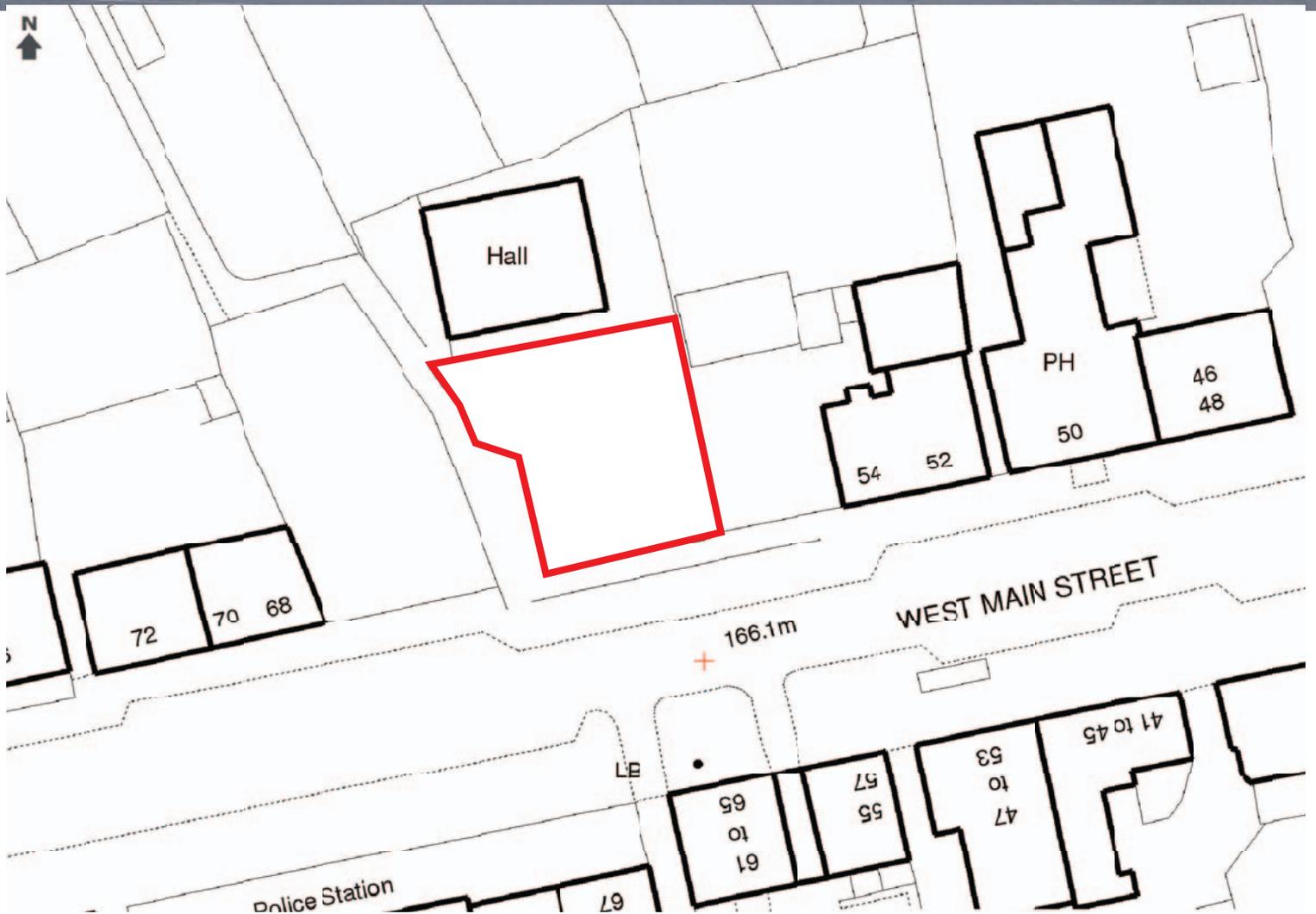


FOR SALE RETAIL/RESIDENTIAL DEVELOPMENT SITE 58-62 WEST MAIN STREET, ARMADALE EH48 3QA



LOCATION

Armadale is one of the main towns in West Lothian, located to the North of the M8 motorway near junction 4. West Main Street is the main arterial route into the town from Bathgate to the west. The subject site is located to the north side of the road. The exact location is shown on the location plan. The site benefits from its close proximity to the town centre and bus stops which provide excellent access to Edinburgh and surrounding towns. Typical commercial and licensed premises including Scotmid are located close to the town centre.

DESCRIPTION

Site extending to 0.08ha (0.2acre) is being marketed for sale for retail/residential development. The site has been granted planning permission for 2 shop units and 4 flats and all relevant drawings etc. are available to the purchasers.

TERMS

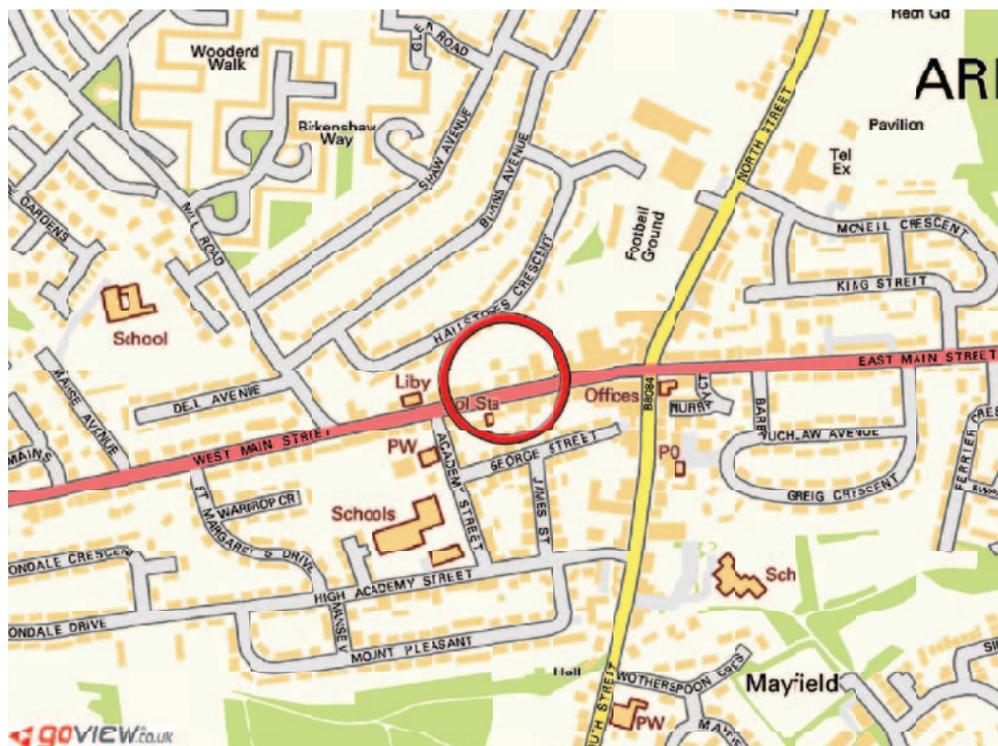
Our clients are seeking offers over £150,000 excluding VAT for the purchase of the site.

LEGAL COSTS

Each party is to be responsible for their own legal costs in the documentation of the transaction. The purchaser will be responsible for any Stamp Duty Land Tax, registration dues and VAT incurred thereon.

VIEW AND FURTHER INFORMATION

Strictly by appointment with the sole letting agents.



CONTACT

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Livingston Village,
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