

TO LET

CLASS 1A PREMISES

Located within Blackburn Town
Centre, West Lothian

Offers over £12,000 per annum

Prominently situated within The
Mill Centre Development

Premises extends to 85.45 sqm
(909 sqft)

Benefits from a large glazed
frontage, providing occupiers with
excellent branding opportunities

Benefits from small business rates
relief



Virtual Tour



UNIT 4, THE MILL CENTRE, SYCAMORE WALK, BLACKBURN,
EH47 7LG

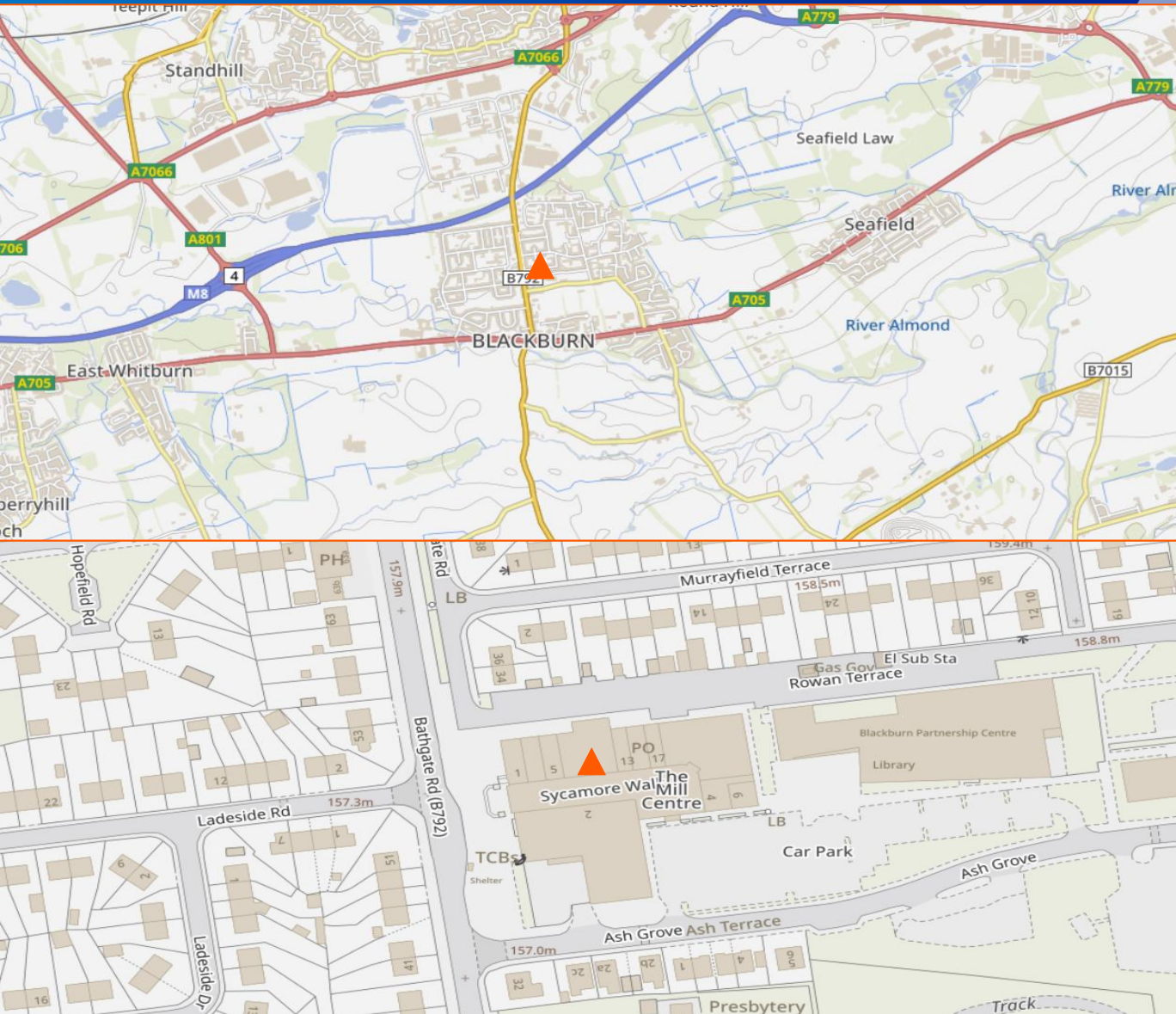
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Location

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BLACKBURN, EH47 7LG



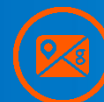
Location

The subject is situated in the West Lothian town of Blackburn, a growing commuter town well-positioned along the M8 bypass, providing convenient access to both Edinburgh and Glasgow.

The Mill Centre occupies a prominent position on the east side of Bathgate Road (B972) that serves as a key route linking Blackburn with Bathgate. The surrounding area is predominantly residential with large volumes of pedestrian and footfall traffic in the area.

Blackburn High Street is located approximately 500 metres to the south of the Mill Centre and offers a range of local shops, services, and amenities. The nearby occupiers include Scotmid, Boots Pharmacy, The Post Office & Ladbrokes.

**Rarely available leasehold opportunity in
West Lothian**



What 3 Words



Description

UNIT 4, THE MILL CENTRE, SYCAMORE WALK,
BLACKBURN, EH47 7LG



Description

The subjects comprise a Class 1A premises arranged over the ground floor of a single storey of a purpose-built parade of retail units.

Internally, the property offers a versatile open plan layout, suitable for a wide range of retail or service-based occupiers.

The premises benefits from a prominent, fully glazed frontage, providing excellent natural light alongside strong branding and display opportunities, ensuring high visibility to passing footfall.

Accommodation

Description	m ²	ft ²
Ground Floor	84.45	909
TOTAL	84.45	909

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

UNIT 4, THE MILL CENTRE, SYCAMORE WALK,
BLACKBURN, EH47 7LG





Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £12,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £7,000 which will allow for 100% rates relief subject to the purchaser's other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **September 2026**