



**3 Commercial Units / With development Land. 87, 87A, 87B South Street Armadale, Bathgate, EH483EU**

**Offers In The Excess of £350,000.**

**Estimated Rental Yield of £32,000 pa.**

**3 commercial units comprising of**

**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.



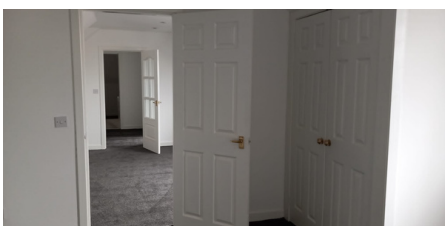
**87 South street, Armadale Bathroom Showroom**

This retail unit has been finished internally to a high standard and is currently fitted out as a bathroom showroom, The showroom has store rooms, kitchen and wc facility's, offices



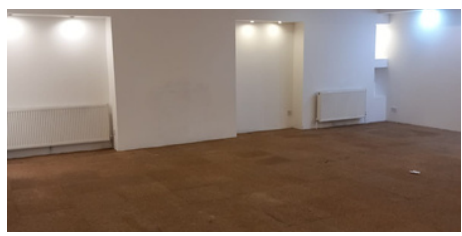
**87A South street, Armadale Office Suite's - first floor / potential Flat**

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



**87B South street, Armadale**

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





**87 South Street Armadale, Bathgate, EH483EU**

**87 South street, Armadale.  
Bathroom Showroom- ground floor**

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

The showroom benefits from gas central heating, modern wc, modern kitchen and staff rooms, and offices.

The showroom also benefits from large store room at the rear, including shelving and steel security doors for delivery's

Fully carpeted , with modern finishings. 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.



Individual Valuation of £150,000



**87A** South street, Armadale.  
Office suite's with shower room and kitchen

 **87A** South street, Armadale.  
Office Suite's- First Floor

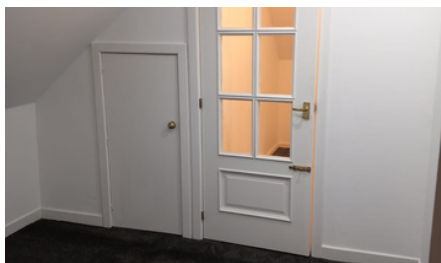
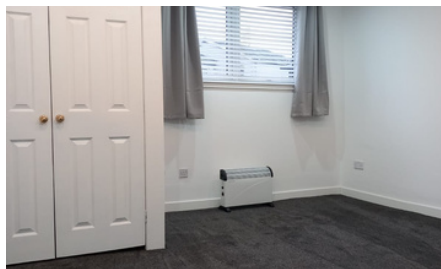
This office suite has been fully renovated in 2023 offering a walk in key ready condition.

It has the benefit of a fitted kitchen, fitted shower room, 3 offices with built in wardrobes,

The office suite would make an ideal residential flat with the relevant change of use and planning consent.

Fully carpeted and renovated and decorated in 2023

This office suite has been finished internally to a high standard.



 Individual Valuation of £70,000



**87B**

**87B South street, Armadale.  
Function Suite / Showroom / Gym**

**87B South street, Armadale.  
Function Suite / Showroom**

This retail unit has been finished internally to a high standard and is currently fitted out as an open plan showroom

It benefits from gas central heating via 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



**Individual Valuation of £120,000**



**87 South street, Armadale.  
Development Land with previous residential Planning Permission**

**87 South street, Armadale.  
Potential Development Land**

The land at rear of property offering development potential . presently used as large car park .

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.



**Individual Valuation of £50,000**