

FOR SALE / MAY LET

CLASS 1A PREMISES

Located in Armadale, West Lothian

Freehold: Offers over £100,000

Leasehold: Offers over £10,000

Benefits from attractive large glazed
frontage & roller shutter

Premises extends to 78.63 sqm (846
sqft)

Qualifies for 100% small business rate
relief

Suitable for a variety of uses subject to
the appropriate planning consents



WHAT 3 WORDS



40-44 WEST MAIN STREET, ARMADALE, EH48 3QA

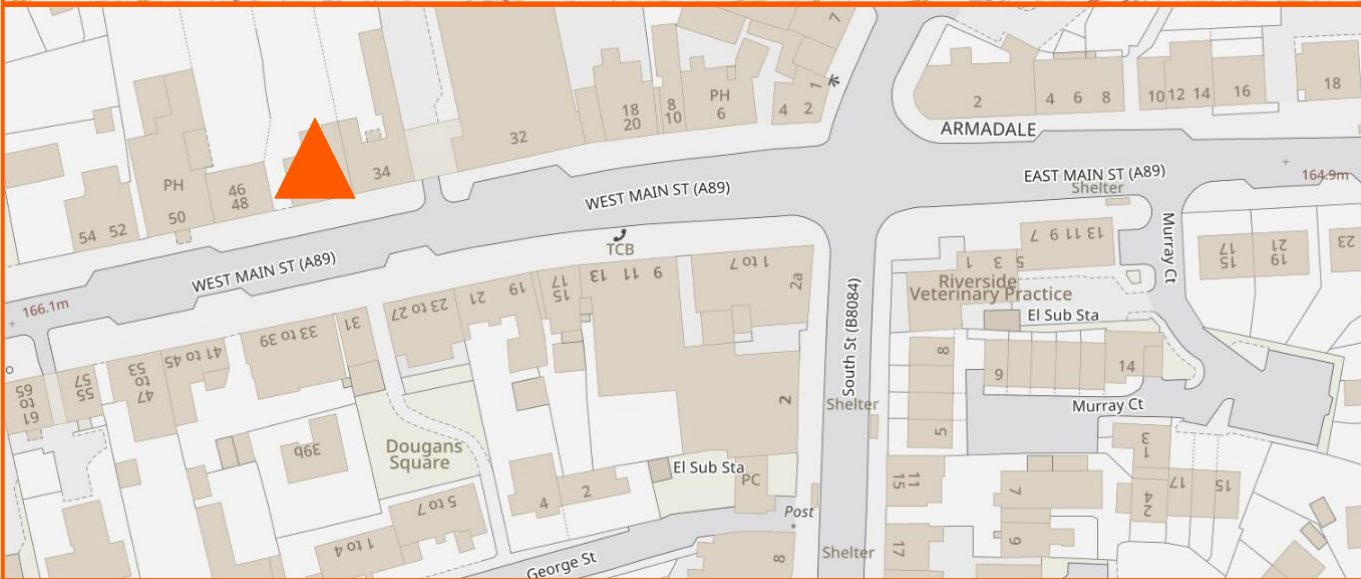
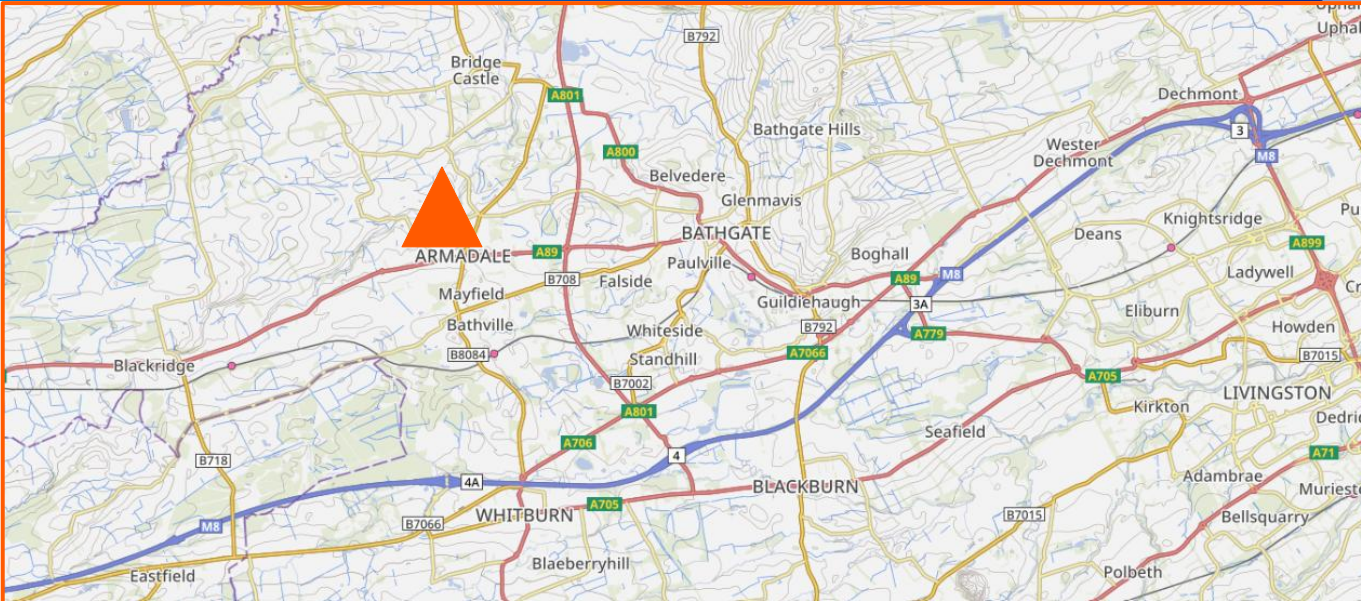
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Location

40-44 WEST MAIN STREET, ARMADALE, EH48 3QA



Location

The subject is located within the West Lothian town of Armadale; a popular commuters town situated approximately 25 miles west of Edinburgh and 26 miles east of Glasgow. Armadale can be easily accessed from Junction 4 of the M8 motorway which is the main truck road through Central Scotland linking Edinburgh and Glasgow.

More specifically, the subject property is situated on a prominent position on the north side of West Main Street (A89) which is the main vehicular throughfare through the town centre.

Armadale comprises of a mixture of residential and commercial occupiers; including Scotmid Coop, M&D Green Pharmacy, Ladbrokes, and CM Opticians.

**Freehold opportunity located within
West Lothian Town**



VIRTUAL TOUR



Description

40-44 WEST MAIN STREET, ARMADALE, EH48 3QA



Description

The subject comprises of Class 1A property arranged over the ground floor of a two storey, end-terraced tenement. The property benefits from parking to the rear, easily accessed through from the left of the property.

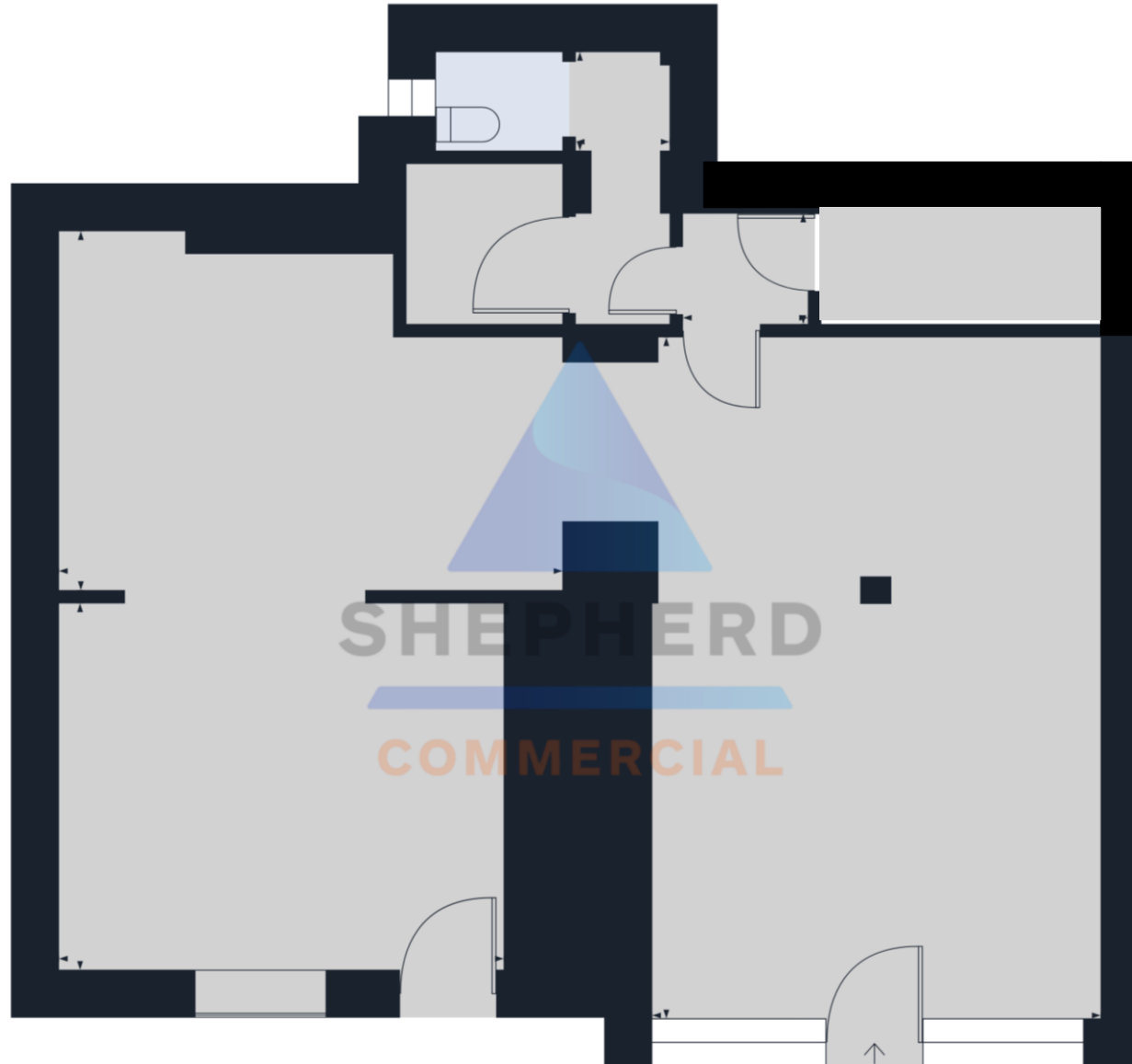
Previously two retail units, the accommodation now comprises of one large unit that benefits from a bright front sales area, with storage, a tea preparation area & W/C facilities located to the rear.

The property also features an extensive frontage, providing excellent visibility and strong branding opportunities. Its flexible layout makes it suitable for a variety of uses, including retail, professional services, or leisure, subject to the appropriate planning consents.

Accommodation

Size	m ²	ft ²
Ground Floor	78.63	846
TOTAL	78.63	846

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).





Price

Our client is seeking offers in excess of £100,00 for the freehold interest.

Rent

Offers over £10,000 per annum

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £ which will result in a rates payable of £9,100

As of April 2026, the proposed rateable value is £9,800

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

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

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. **March 2026**



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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