

# Lot 29, 9 & 11 West Main Street, Armadale,

West Lothian EH48 3PZ

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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### Property Information

#### Heritable Retail Investment

- Two Ground Floor Retail Units with Ancillary Accommodation above
- Tenants include William Hill and SemiChem
- SemiChem Let on a Renewed Lease
- Busy Town Centre Location
- Total Approximate Floor Area of 547.91 sq m (5,896 sq ft)

#### Lot

29

#### Auction

16th February 2023

#### Rent

£30,950 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

27 miles east of Glasgow, 27 miles west of Edinburgh

##### Roads

A89, M8 Motorway, A801, M9

##### Rail

Armadale Railway Station (ScotRail)

##### Air

Glasgow International Airport and Edinburgh Airport

#### Situation

Armadale is located in West Lothian, equidistant between Edinburgh to the east and Glasgow to the west. The town is linked to the M8 Motorway to the south by the A89 as well as the M9 Motorway via the A801 to the north.

The property is located on West Main Street (A89), the primary commercial road in the town centre. Nearby occupiers include Lloyds Pharmacy, Scotmid Co-op, Ladbroskes and a mix of local retailers and restaurants.

#### Tenure

Heritable. (Scottish Equivalent of English Freehold)

#### Description

The property comprises two adjoining ground floor retail units trading as William Hill and SemiChem. The first floor provides ancillary accommodation accessed within SemiChem's demise.

#### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
9 West Main	Ground First	Retail Office	272.92 74.94	(2,937) (806)	WILLIAM HILL ORGANISATION LIMITED (1)	30 years from 25/05/2000 until 24/05/2030 (3)	£20,950	24/05/2025
11 West Main	Ground	Retail	200.05	(2,153)	SEMI-CHEM (STORES) LIMITED with a guarantee from Scottish Midland Co-Operative Society Limited (2)	5 years from 28/06/2022 (4)	£10,000	
<b>Total Approximate Floor Area</b>			<b>547.91</b>	<b>(5,896) (5)</b>			<b>£30,950</b>	

(1) For the year ending 28/12/2021 William Hill Organization Limited reported a Turnover of £332,900,000, a Pre-Tax Profit of £75,200,000 and a Net Worth of £370,100,000. (NorthRow 25/01/2023)

(2) Semi-Chem (Stores) Limited is wholly owned by Scottish Midland Co-Operative Society Limited who also act as a guarantor. For the year ending 29/01/2022 Scottish Midland Co-Operative Society Limited reported a Turnover of £403,276,000, a Pre-Tax Profit of £6,530,000 and a Net Worth of £99,276,000 (NorthRow 25/01/2023).

(3) The lease provides for a tenant option to determine the lease on 25/05/2025 and 25/05/2027 upon serving 6 months written notice.

(4) The lease provides for a tenant option to determine the lease on 28/02/2025 upon serving 6 months written notice.

(5) The floor areas states above are those published by the Scottish Assessors Association ([www.saa.org.uk](http://www.saa.org.uk)).



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## Contacts

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