**WHITBURN – WEST LOTHIAN EH48 8HB**

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**Type\*\*\* - OFFICE BLOCK/ 3 OFFICES/KITCHEN/STORE AND DISABLED**

 **TOILET**

**Location - Norwood Ind Estate, Whitburn, EH48 8HB**

**Size - 1045 Sq. ft.,**

**Available - 1ST August 2022**

**Terms - Lease/licence of minimum 3 Month duration,**

**Rent - £11,340 p.a. (£218.00 week)**

**Rates - New 100% discount under the Small Business Bonus Scheme**

 **For qualifying Tenants there would be no rates to pay for**

 **2022/2023 subject to any other properties occupied.**

**Insurance - £317.00 per annum**

**Services - £187.00 per annum**

**Suitability - Recently Charity organisation, but suitable for most uses.**

**Gas/electric**

**water - All the mentioned services are paid to Westport Properties**

 **due to shared meters with current upstairs tenants.**

**N.B. - There is VAT applicable to rent ,insurance, services**