



FALCONER
PROPERTY CONSULTANTS

BUCHANAN
CHARTERED SURVEYORS

FOR SALE

35A Goschen Place, Uphall,
Broxburn, EH52 5JE

Development Opportunity

- OFFERS OVER £150,000 ARE SOUGHT
- DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION FOR 3 TOWNHOUSES.
- WELL SUITED FOR ALTERNATIVE USE
- WELL LOCATED



LOCATION

The property can be found within the town of Broxburn which is located approximately 12 miles to the west of Edinburgh on the A8 road and 5 miles from Edinburgh Airport.

There has been a good level of recent residential development within the West Lothian area. In 2007, West Lothian Council began a New Build Council Housing Programme. Two phases of building have already been completed. Phase 1, a total of 255 homes, and Phase 2, a total of 545 homes have been built, with the last site completing in March 2015.

The subjects are located on the southern side of Goschen Place between its junctions with Cardross Road and Wyndford Avenue within Broxburn town centre.



DESCRIPTION

The subjects comprise a detached two storey building which we understand was constructed in the 1960s. The building is of brick construction with a rough cast finish surmounted by a flat roof with mansard hung slate sides.

Access to the main bar and restaurant room is provided through an entrance door on Goschen Place.

Internally, the subjects provide the following accommodation:

GROUND FLOOR

Bar

The floor is overlaid in a wooden covering, whilst the walls and ceiling are plastered and painted. A timber bar area has been incorporated together with inbuilt seating booths and additional seating areas.

Storage Area

A large cellar/beer store is formed to the rear of the bar area together with two storage rooms and plant room.

W.C.s

Separate male, female and disabled w.c.'s are provided.

Kitchen

Incorporates double stainless steel deep basins and various stainless steel appliances, dumb waiter and extraction system. The floor and walls are overlaid in a ceramic tile covering, whilst the ceiling is plastered and painted.

FIRST FLOOR

Function Room

A large function room is provided together with food preparation area. The floor is overlaid in a wooden covering whilst the walls and ceiling are plastered and painted.

Separate male and female w.c.'s are provided.



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**VIEWING AND FURTHER
INFORMATION**

Strictly by appointment through the
Joint Selling Agents:

Sandy Falconer BSc (Hons) MSc MRICS

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Floor	Accommodation	Area(m ²)	Area (sq ft)
Ground Floor	Public House/Restaurant	187.7	2,020
First Floor	Function Room	187.7	2,020
Total		375.4	4040



THE DEVELOPMENT

The subjects could be used as existing or the building could be reconfigured.

In addition to this the subjects benefit from planning permission to demolish the existing building and erect three townhouses.

Please contact us for full details.

RATING

The Rateable Value of the property is £13,800.

Please contact local rating office for further information.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to West Lothian Council Planning Department.

PROPOSAL

Offers over £150,000 are invited for the Heritable (Scottish equivalent of Freehold) interest.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Joint Agents. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

EPC

Upon construction of the new residential units, EPC's will be required.



Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Mar 2019



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