



Prominent Roadside Development Opportunity

Edinburgh Road, Linlithgow

- 0.647 Ha (1.6 acres)
- Prominent roadside position
- Site suitable for convenience retail or a variety of other uses
- Located in an established residential location



JONES LANG
LASALLE®

UK OFFICES

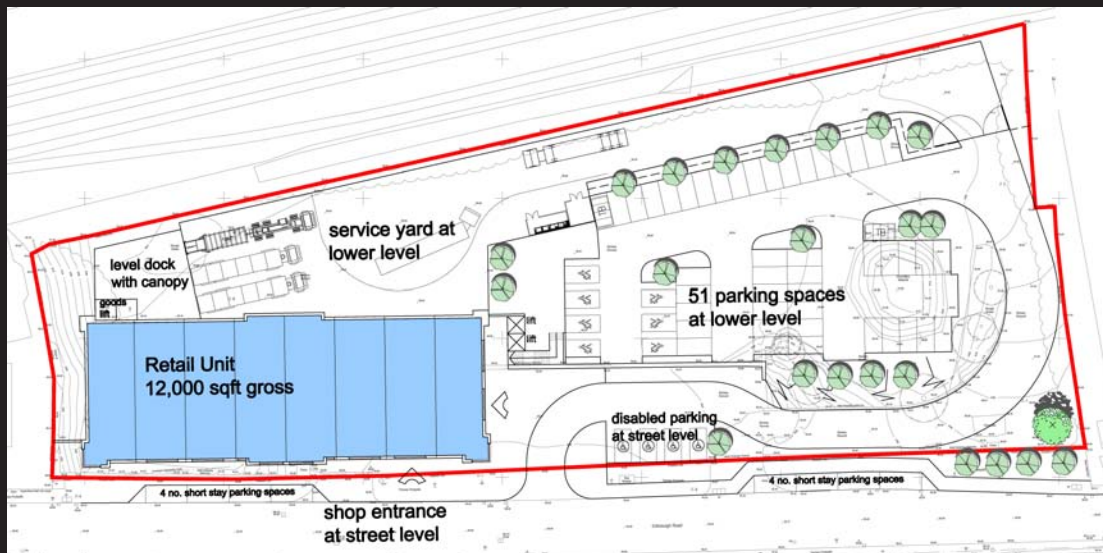
London | Birmingham | Leeds | Manchester | Edinburgh | Glasgow

RETAIL SERVICES

Advisory Agency | Development | Investment Landlord & Tenant | Leisure | Management | Planning | Project & Development Services Rating | Research | Retail Services | Shopping Centres | Valuation

0131 225 8344

www.joneslanglasalle.co.uk



Indicative scheme layout

Location

Linlithgow is a Royal Burgh located in the central lowlands of Scotland located between Edinburgh and Stirling. The town is accessed from Junction 3 of the M9 motorway which connects Edinburgh to Stirling and Perth. The retail offer in Linlithgow is concentrated along the High Street and serves a local resident community of approximately 13,000 people.

The site is prominently located on the B9080 Edinburgh Road which is the main arterial road connecting the south east of Linlithgow to the town centre. It is approximately 500 yards from the eastern edge of the High Street and is located in close proximity to the main train station, station car park and a Tesco supermarket.



Site Boundary - For indicative purposes only

Description

The 1.6 acre site is split over two levels and the indicative scheme layout confirms that up to 12,000 sq ft of modern retail accommodation can be developed on the upper tier of the site with the provision of over 50 car parking spaces and a service area on the lower tier of the site. The site may suit a range of alternative uses including care home, showroom, bar/restaurant and residential.

Leasehold/Purchase Terms

Expressions of interest are sought for either the site as a whole or on the basis of a new Full Repairing and Insuring lease. Additional information and full terms may be obtained via the sole letting agents.

Planning

The site is currently zoned as brownfield land but we believe that alternative uses may be considered. All interested parties should make enquiries to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs incurred with any potential purchaser or tenant being responsible for any stamp duty, land tax, recording dues and VAT as applicable.

For further information or to arrange a viewing please contact:

Simon Bashford | simon.bashford@eu.jll.com
 7 Exchange Crescent, Conference Square
 Edinburgh EH3 8LL
 T: 0131 301 6765 F: 0131 225 2147

Niall Macdonald | niall.macdonald@eu.jll.com
 7 Exchange Crescent, Conference Square
 Edinburgh EH3 8LL
 T: 0131 301 6727 F: 0131 225 2147

Misrepresentation Act Copyright Disclaimer

Jones Lang LaSalle Limited for itself and for the vendor(s) or lessor(s) of this property whose agent they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchaser(s) or lessee(s), 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 but any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Jones Lang LaSalle Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.