8 Station Road

BROXBURN, WEST LOTHIAN, EH52 5QF

















Broxburn is a popular commuter town situated approximately five miles west of the city boundary and is a busy community, well served with shopping facilities including banks, supermarkets, restaurants, chemists and Post Office services. The swimming pool and sports centre are a short walk from the property, and the library, driving range and golf courses are a five-minute drive away.

The Gyle shopping centre is a fifteen-minute drive, as are the shopping facilities in Livingston: MacArthur Glen Retail Outlet, Asda Walmart and the new Elements Shopping Centre. Near the property itself, there are several schools. The centre of Edinburgh is a thirty-minute bus journey from the property. Edinburgh Airport is a ten-minute drive away. Newbridge Roundabout is minutes away, providing access to the City Bypass, the M8, M9, and Fife. There is also a rail station nearby at Uphall with direct services to Edinburgh and Glasgow making this an ideal residential commuter town.

Location









McEwan Fraser Legal is delighted to present for sale this superb opportunity takeaway operation. This business is non-trading, on offer is the building and fittings. It is located in a popular area of mixed residential and retail units with potential to create, or re-commence trading as a hot food takeaway or for those wishing to seek permission for change of use.

The property consists of a front shop waiting area, reception area, a well laid out rear kitchen which includes a wide range of cooking equipment, fridges and freezers, and staff toilet. A full list of contents is available on request.

Externally; there is a large window with roller shutters and a double opening door into the vestibule and further door to the waiting area. This is a rare opportunity to acquire a start-up takeaway business. Viewings by appointment only.

Premises





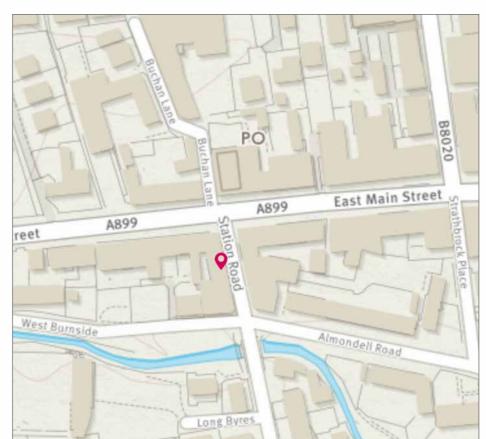
Approximate Dimensions (Taken from the widest point)

 Counter/Waiting Area
 3.42m (11'3") x 3.26m (10'8")

 Kitchen
 5.63m (18'6") x 1.96m (6'5")

 WC
 1.90m (6'3") x 1.20m (3'11")

Please note that whilst we have taken care to represent the property we advise the buyer to check for himself any required classification.









Solicitors & Estate Agents

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Text and descriptio

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