

PRIME RETAIL INVESTMENT PORTFOLIO

WEST LoTHIAN



McEwan Fraser Legal are delighted to present to the market this exceptional opportunity to acquire a fully tenanted mixed-use retail portfolio comprising three established neighbourhood shopping centres with offices above, together with a standalone retail unit and tenanted residential property, totalling circa 16,300 sq ft located throughout West Lothian.

Investment Summary:

- 3 neighbourhood shopping centres
- Offices above retail accommodation
- 1 standalone retail unit
- 1 residential property with tenant in situ
- Fully let – producing income from day one
- Attractive 10% yield
- Established local trading location

The portfolio offers a diversified income stream across multiple retail units and office suites, all fully tenanted to a range of local and regional occupiers. The assets occupy proven commercial pitches within established residential catchments, benefiting from consistent footfall and strong local demand. The mix of ground-floor retail with office accommodation above provides both stability and asset management potential, making this an attractive addition to an investor's portfolio.

Further Information:

Full tenancy schedules, site plans, EPCs and financial information will be made available after a formal note of interest.

Viewing strictly by appointment.



92 East Main Street, Broxburn, West Lothian, EH52 5EG



Linbar House, 48 North Bridge Street, Bathgate, West Lothian, EH48 4PP





Barras House, 6 Manse Road, Whitburn, West Lothian, EH47 OQA





19 Union Drive, Whitburn, West Lothian, EH47 OAJ



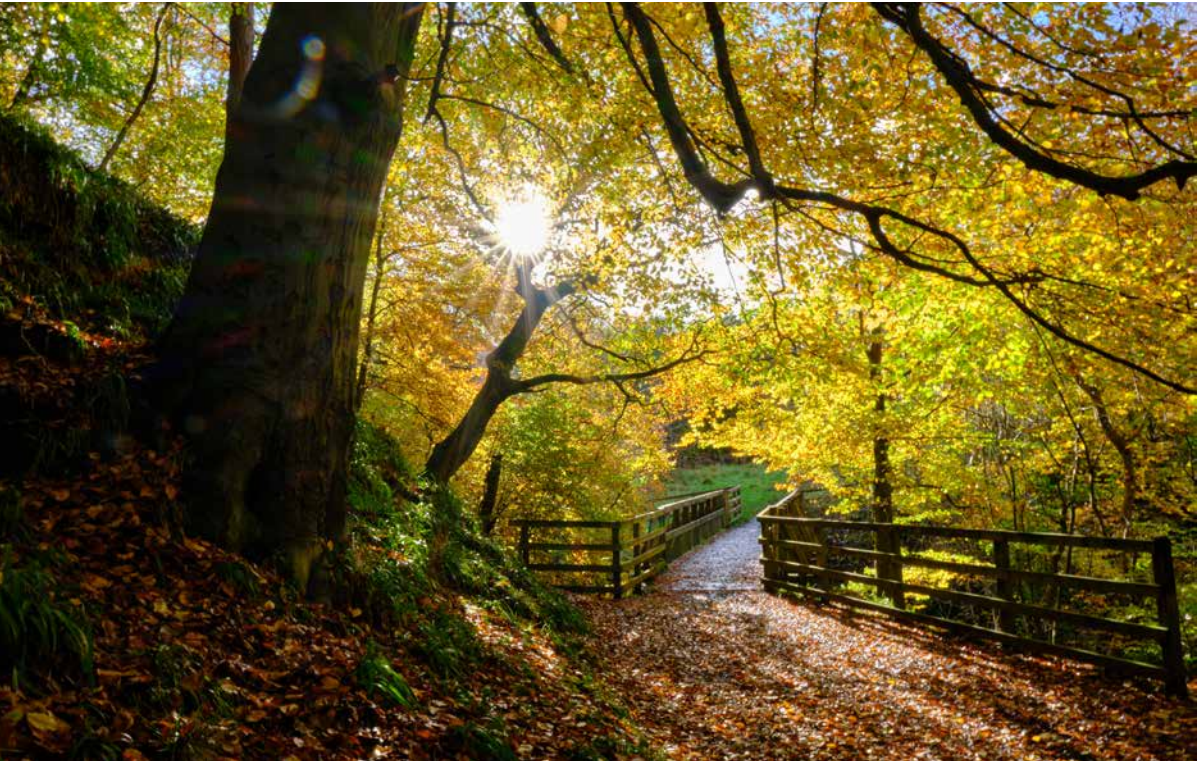
94 West Main Street, Whitburn, West Lothian, EH47 OQU

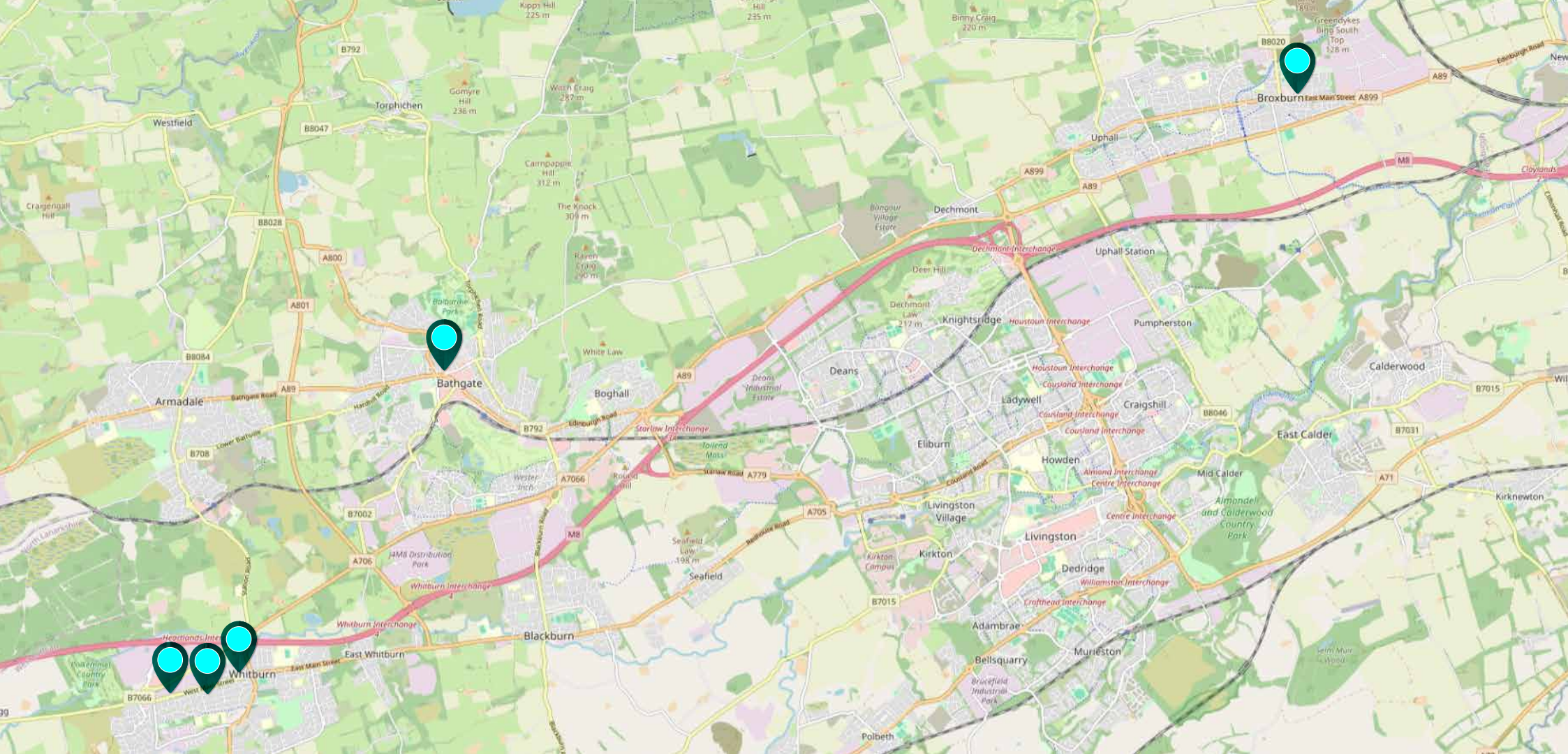
West Lothian is a thriving and well-connected council area in the heart of central Scotland, ideally positioned between Edinburgh and Glasgow. Known for its blend of historic towns, growing communities and attractive countryside, West Lothian offers an appealing balance of urban convenience and rural charm.

The area's principal town, Livingston, serves as a major commercial and retail hub, home to one of Scotland's largest shopping destinations, The Centre, Livingston. Other popular towns include Linlithgow, renowned for the historic Linlithgow Palace, the birthplace of Mary, Queen of Scots, as well as Bathgate, Broxburn and Whitburn, each offering a range of amenities and strong community appeal.

West Lothian benefits from excellent transport links, with direct rail services to both Edinburgh and Glasgow, easy access to the M8 motorway, and proximity to Edinburgh Airport. This strategic location makes it particularly attractive to commuters and businesses alike.

The area is characterised by a diverse housing stock, from traditional stone-built properties and period homes to modern family developments and executive housing. Combined with reputable schools, extensive green space, and ongoing regeneration and business investment, West Lothian continues to be one of Scotland's most desirable and dynamic locations for living and working.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
 Commercial Valuer



Professional photography
CRAIG DEMPSTER
 Photographer



LAYOUT graphics and design
ALLY CLARK
 Designer