



WEST MAIN STREET, HARTHILL, SHOTTS

An excellent opportunity to secure a fully refurbished commercial premises in a prominent Main Street location within the thriving village of Harthill.

£850 pcm Prime Commercial Unit To Let – Main Street, Harthill





📍 Prime Commercial Unit To Let – Main Street, Harthill

An excellent opportunity to secure a fully refurbished commercial premises in a prominent Main Street location within the thriving village of Harthill.

Ideally positioned on the busy corridor between Glasgow and Edinburgh, with excellent access to the M8 motorway, this unit benefits from strong passing traffic and a wide catchment area, drawing customers from Harthill, Whitburn, Shotts, Bathgate and the wider West Lothian and North Lanarkshire regions.

✦ Recently refurbished to a high standard throughout, including:

- * Brand new flooring
- * Freshly plastered and decorated interiors
- * New kitchen/staff area
- * Newly fitted WC facilities
- * Bright, modern finish ready for immediate occupation

The unit extends to approximately 77 sq m and occupies a highly visible Main Street position, offering fantastic signage and advertising opportunities to passing vehicles and pedestrians alike.

Rental Options:

◆ Entire Unit – £850 per month

- * Approx. 77 sq m of trading space
- * Suitable for a variety of retail, office, beauty, wellbeing or service-based businesses

◆ Split Unit Opportunity – £450 per month

- * Potential to divide the premises into two separate trading spaces
- * Ideal for start-ups, sole traders or smaller businesses
- * Shared utility costs help keep overheads affordable
- * Opportunity to benefit from a professional commercial setting at a lower monthly cost

A rare chance to establish your business in a modern, high-visibility premises within a well-connected location.

For further information or to arrange a viewing, please get in touch

07982195569 📞

Deposit: £850



Viewing by appointment only

AB Property Consultants & Estate Agents LTD

211 Glasgow Road, Baillieston, Glasgow G69 6EZ

Tel: 0141 773 4000 Email: sales@abpropertyconsultants.co.uk Website: abpropertyconsultants.co.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.