

41 West Main Street, Armadale

£775 pcm



41 West Main Street

Armadale, Bathgate

Bridges Property Management bring to the rental market this business opportunity. Situated on Armadale's West Main Street, this commercial unit offers an excellent opportunity to establish a business within the town centre. Previously operating as a café, this commercial unit on West Main Street combines a visible street frontage with an open customer area, a separate kitchen, storage and W/C facilities.

The frontage features large display windows on either side of a glazed entrance, bringing natural light into the interior while providing valuable space to showcase your business. The fascia above offers scope for prominent branding, with the entrance opening directly onto the pavement.

Inside, the main customer area features neutral walls, wood effect flooring and a suspended ceiling with inset lighting panels. Window side bench seating, additional seating areas and counter surfaces remain from its previous use, helping prospective tenants visualise how the space could be arranged. The layout provides room for freestanding tables and chairs, with scope to introduce a new decorative scheme and business identity.

To the rear, an arched opening with a serving ledge connects the customer area to the separate kitchen, accessed via a short set of steps. The kitchen includes worktop space, base and wall units, open shelving, a stainless steel sink unit and a commercial style extraction canopy. This provides a useful starting point for an incoming operator looking to adapt the premises to their requirements.

A separate shelved storage area offers practical space for stock and supplies, while the W/C includes a wash hand basin, wall mounted storage and support rails.

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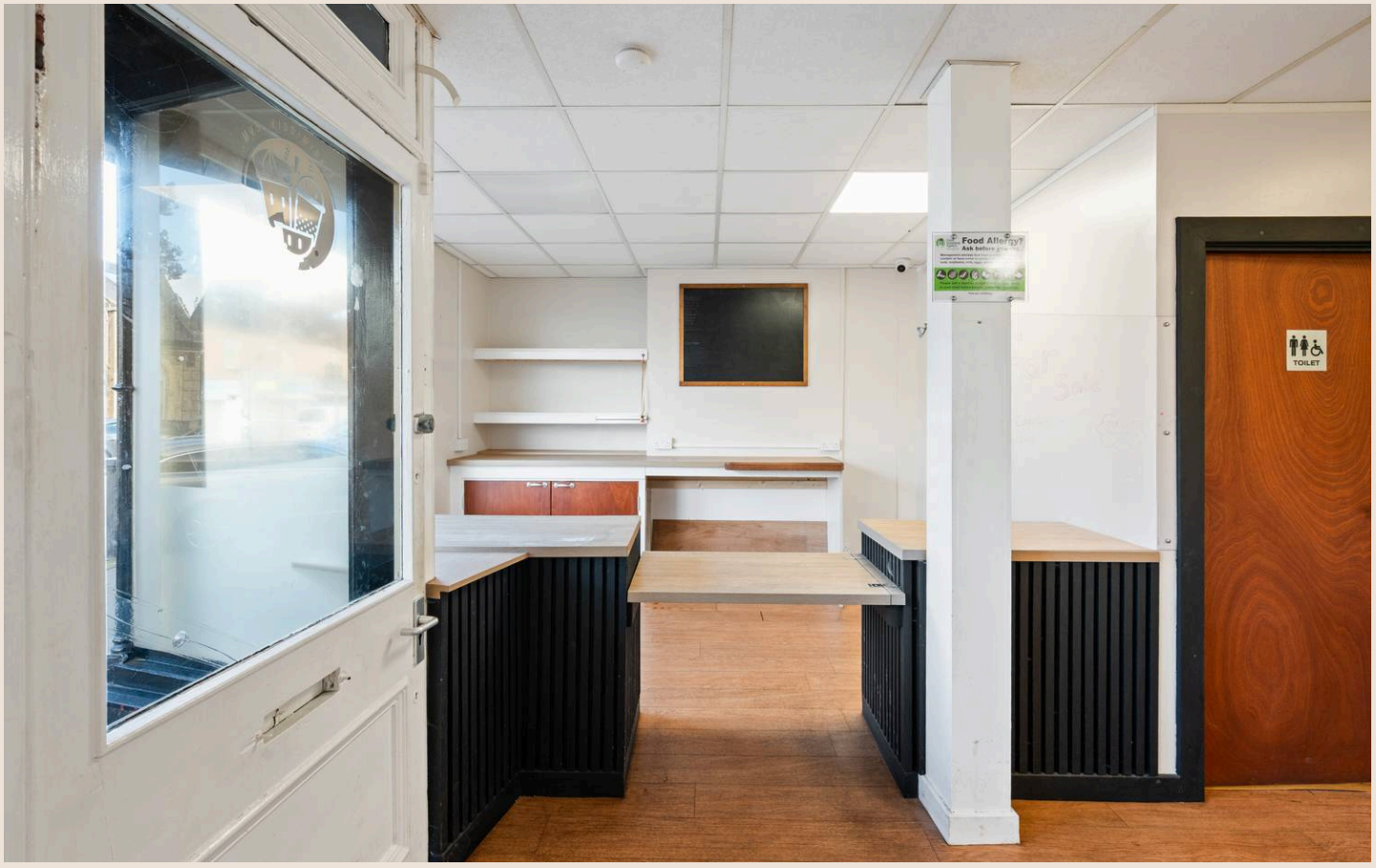



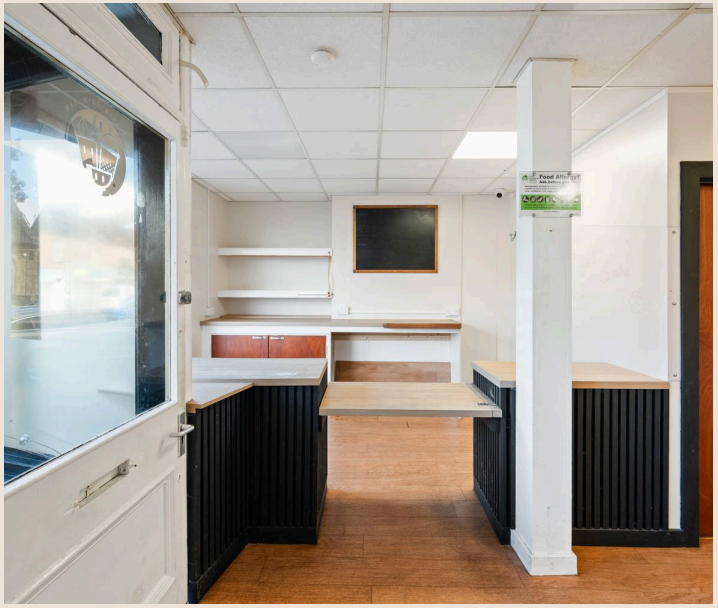

The West Main Street setting places the premises alongside neighbouring businesses and within Armadale's established shopping area. For a customer-facing business, this offers an opportunity to build a local presence and benefit from visibility to people visiting the town centre.

Armadale also benefits from rail connections to Edinburgh and Glasgow, while the nearby M8 provides links across the central belt. These connections support access to the town for business owners, staff and customers travelling from further afield.

Whether you are exploring a new café venture or an alternative business concept, this unit offers a versatile starting point in a central location. Any proposed use would be subject to the necessary consents and landlord approval.

Further Information:

- **Class 3 Commercial Property (CAFE)**
- **Deposit:** £900
- **Letting Agent Registration Number:** LARN2605010
- **Landlord Registration:** Pending
- One month's rent and a deposit are payable in advance.

Please note that the landlord is unable to accept pets and smoking is not permitted within the property.

All applicants will be subject to satisfactory referencing.

Agent Disclaimer

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Council Tax band: TBD

Tenure: Freehold









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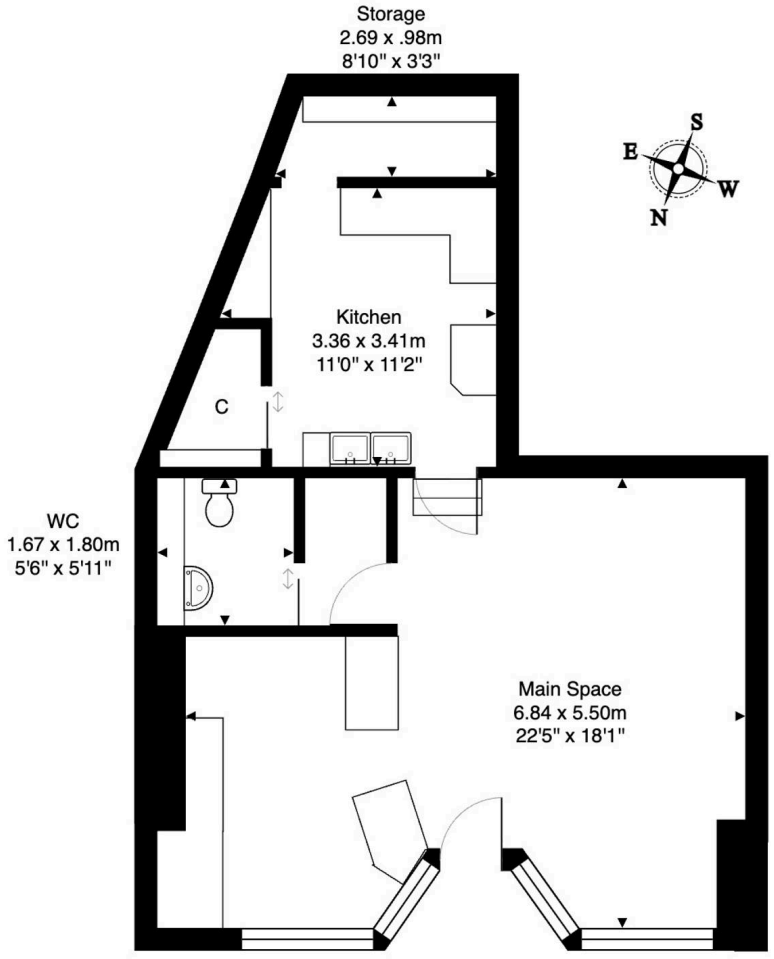

Ground Floor

Total Area: 51.5 m² ... 554 ft²

All measurements are approximate and for display purposes only.



Bridges Properties

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