

1 Jarvey Street  
Bathgate  
EH48 4EZ



75.8 SQ M  
816 SQ FT

# Property Details

- Highly visible split level unit in town centre
- Suitable for a variety of uses.
- Flexible lease terms
- Rent- £15,000 per annum

## LOCATION:

The subjects are located on the corner of Jarvey Street, and Hopetoun St, in the town centre of Bathgate.

Nearby occupiers include Ewart Park Properties, El Toro Gaucho Steak house and Jordan Alexander Hair.

Exact location shown on plan.

## DESCRIPTION:

The subjects comprise split level Class 1A retail/office unit, with a security shutter.

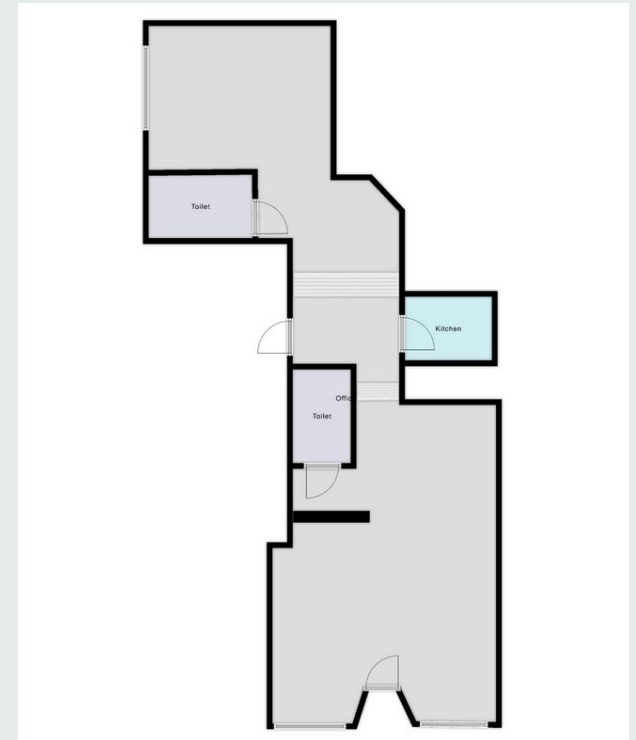
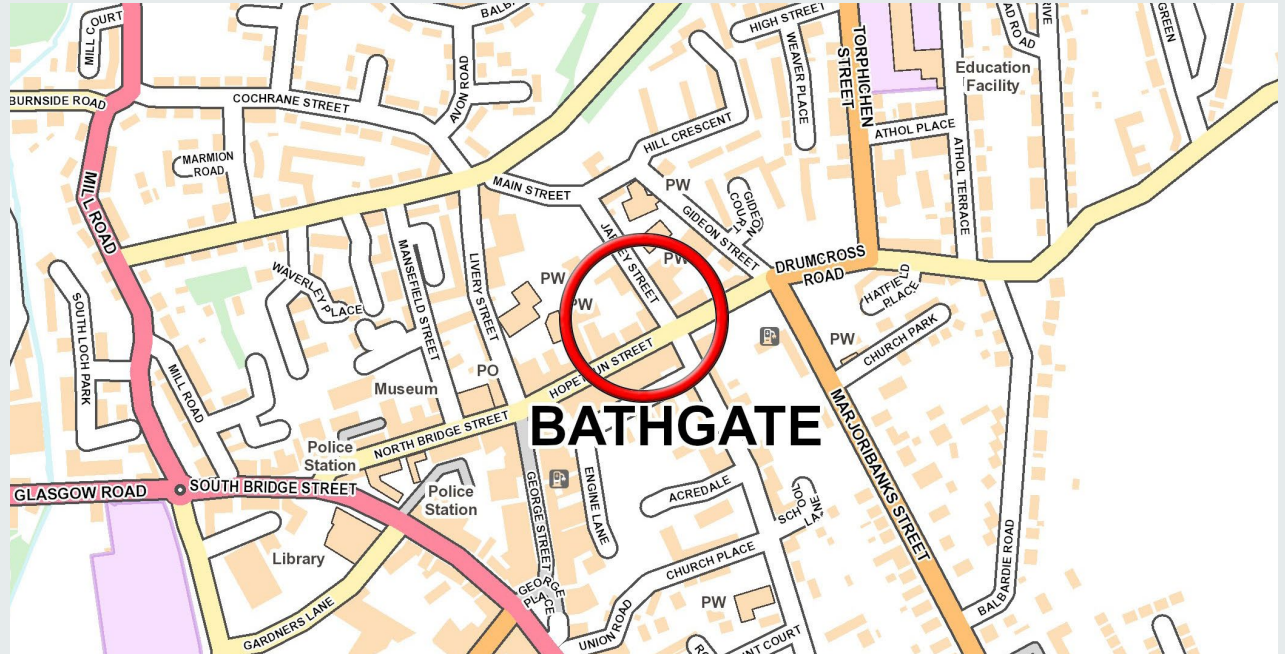
Other benefits include:

Staff toilet and customer toilet

Separate tea prep space

large window space for window display

on street parking and adjacent to large public car park.



# Property Details

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Office	75.8	816
TOTAL	#	75.8	816

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6800, with rates payable in the order of £3338

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## PROPOSAL:

The property is available on lease at £15,000 per annum, on full repairing and insuring terms.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



## Make an enquiry

Graeme Pollock  
Graeme.pollock@dmhall.co.uk

**DM Hall Commercial Department**  
Law House, Fairbairn Place, Livingston  
EH54 6TN

01506 497010  
livingston@dmhall.co.uk

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