



CLASS 1A RETAIL/OFFICE TO LET

16 GEORGE STREET,
BATHGATE, WEST LOTHIAN,
EH48 1PW

- FIRST FLOOR RETAIL/OFFICE UNIT
- NET INTERNAL AREA – 85 SQ M (895 SQ FT)
- CENTRALLY LOCATED IN POPULAR HIGH STREET
- RENT - £6,500 (EXCLUSIVE OF VAT)

LOCATION

Bathgate is a commuter town in West Lothian, approximately 20 miles west of Edinburgh. It holds a population of approximately 21,000 people with excellent communication links via road and rail across the central belt.

The subjects are situated on the east side of George Street in Bathgate, benefitting from a prominent town centre location with high passing footfall.

Nearby retailers include Boots, Marie Curie, The Royal Bank of Scotland, and The British Heart Foundation.

DESCRIPTION

The subjects comprise a stone-built, terraced, first-floor retail/office unit surmounted by a pitched and slate roof. Access is afforded by a ground floor entrance leading to a staircase reserved for the sole use of the property. The subjects are presently used as a massage therapist, configured with 4 treatment rooms, dedicated reception/waiting area, male and female W.C and kitchenette.

ACCOMMODATION

The space has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and are as follows:

83 sq m (895 sq ft)

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Our clients are seeking rents in the order of £6, 500 per annum, subject to use, contract, and covenant.

RATEABLE VALUE

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,100 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property currently has a current EPC Rating of E.

DATE OF ENTRY

By arrangement. The property has a tenant at present, and their lease will be surrendered on the introduction of a new tenant.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with the sole agents.

FURTHER INFORMATION

Strictly by contacting the sole agents: -

DM Hall LLP

Law House

Fairbairn Place

Livingston

EH54 6TN

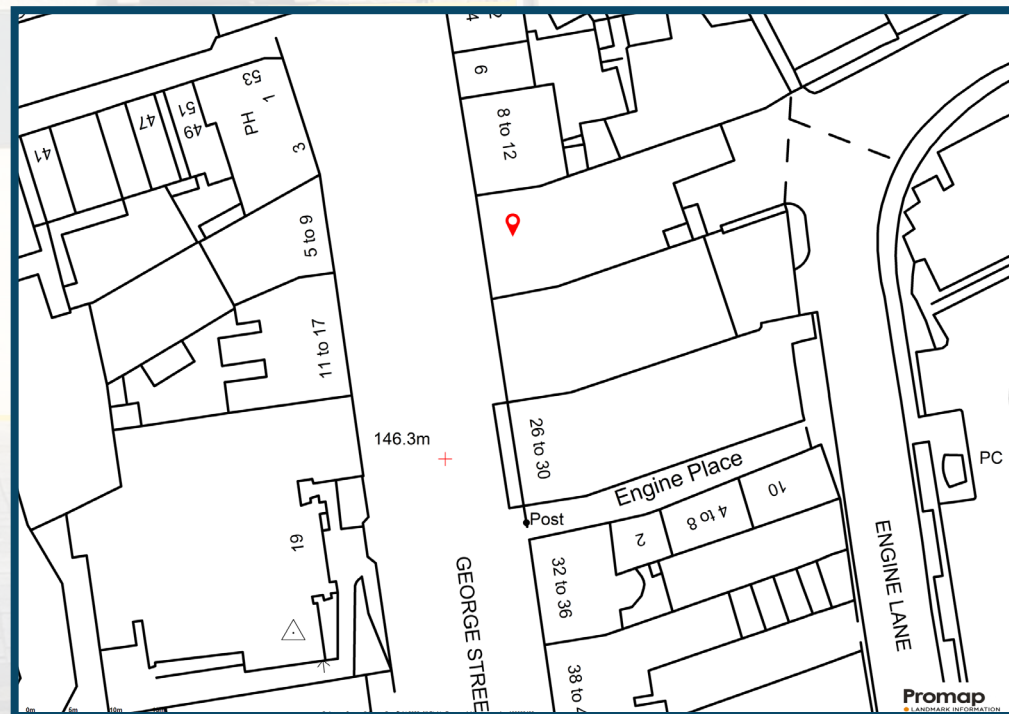
Livingston: 01506 497010 (Agency Department)

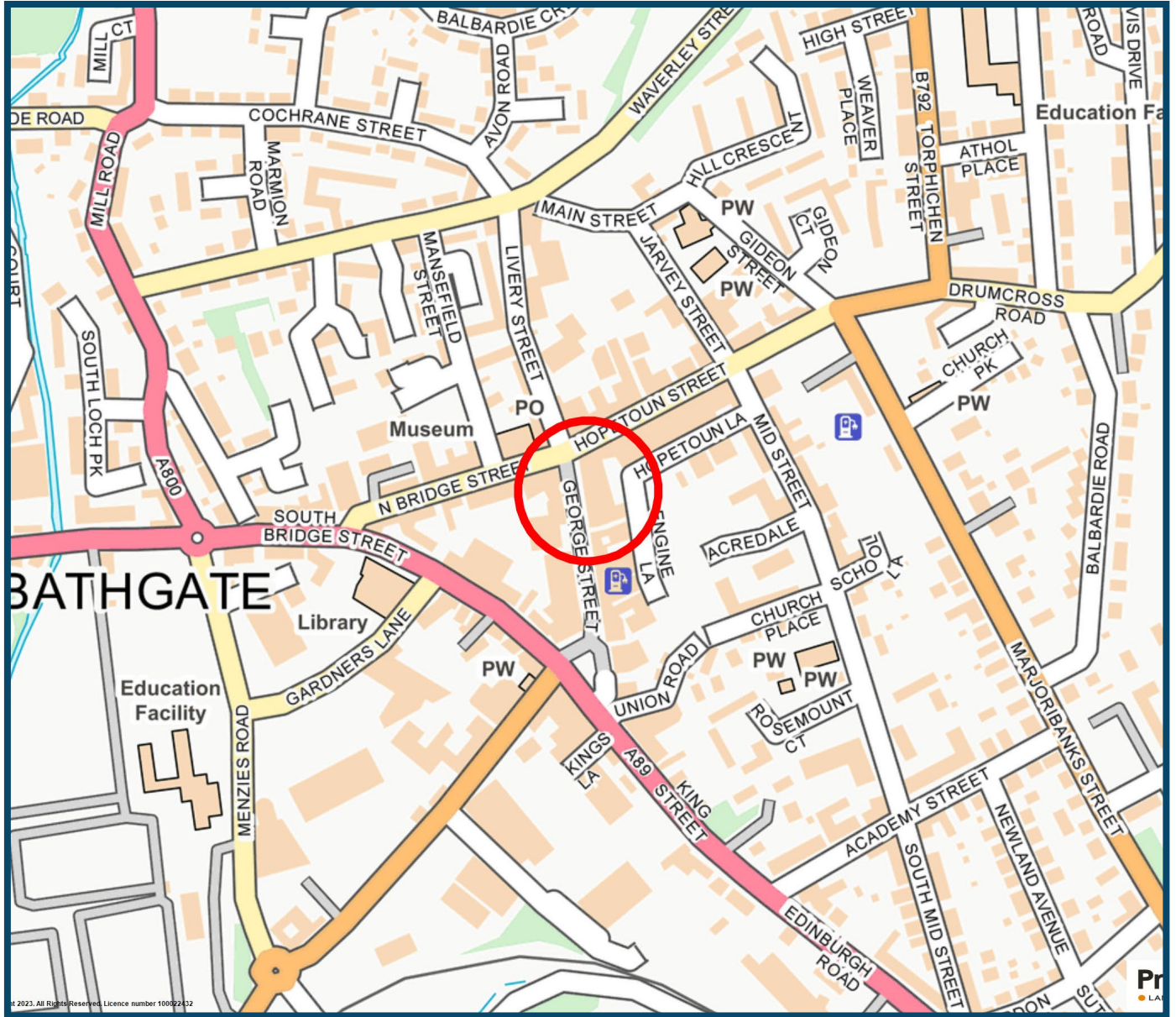
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