

# DM HALL

To Let  
Office



19A South Bridge  
Street  
Bathgate  
EH48 1TR

256.9 SQ M  
2765 SQ FT

# Property Details

- Highly visible town centre location
- Attractive office fitout with private rooms
- Flexible lease terms
- Offers in region of £32,000 per annum

## LOCATION:

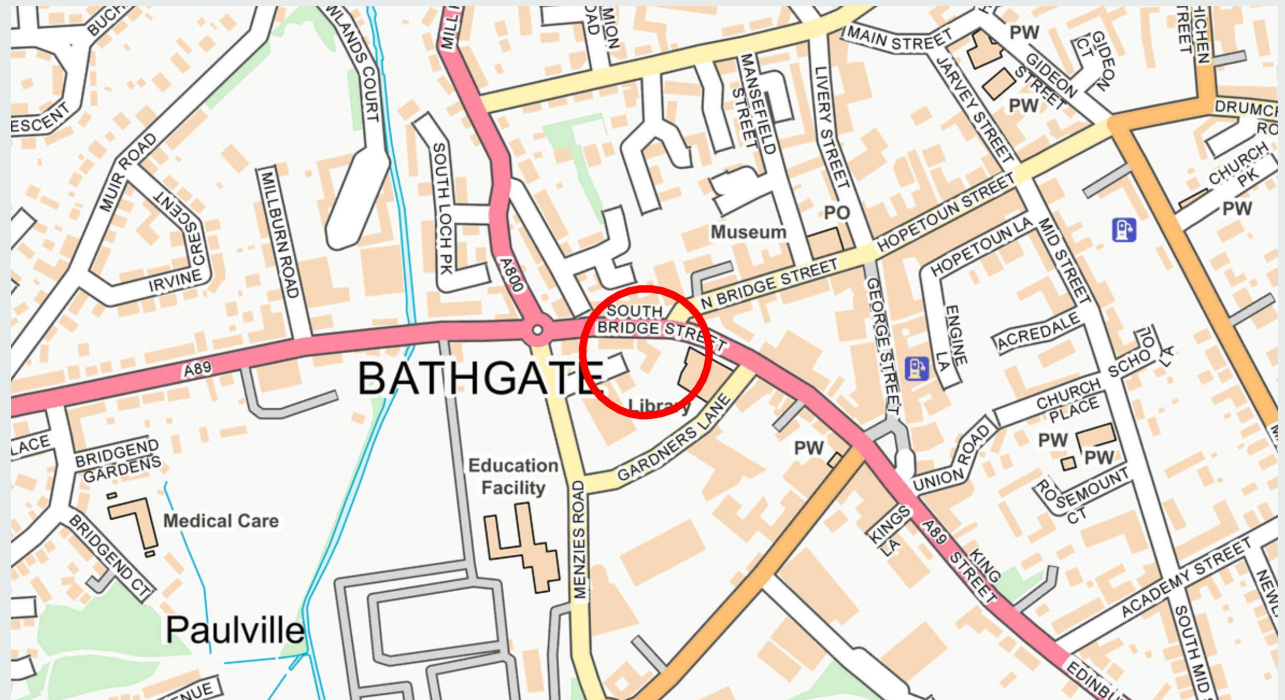
Bathgate, lies just north of the M8 Edinburgh to Glasgow motorway, approximately 18 miles west of Edinburgh and 25 miles east of Glasgow, and is well connected by road and rail from all other parts of Central Scotland.

South Bridge Street is a main thoroughfare through the town centre with the property comprising a highly visible location towards the West end of the street. Nearby occupiers include West Lothian Council Partnership Building, the West Port Tavern and 1912 Bistro.

## DESCRIPTION:

The subjects comprise a large ground floor suite in a multi-occupation building, with individual training rooms and meeting areas. The property would lend itself to education or office purposes, with an attractive internal reception, large office classroom spaces and self contained breakout areas.

The property benefits from 2 dedicated parking spaces, but considerable free public parking nearby.



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## 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 space	256.9	2765
<b>Total</b>		<b>256.9</b>	<b>2765</b>

## 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 cumulative Rateable Value of £24,600 per annum.

## PROPOSAL:

Our client is seeking rentals in the order of £32,000 per annum on the basis of standard commercial lease terms.

## LEGAL COSTS:

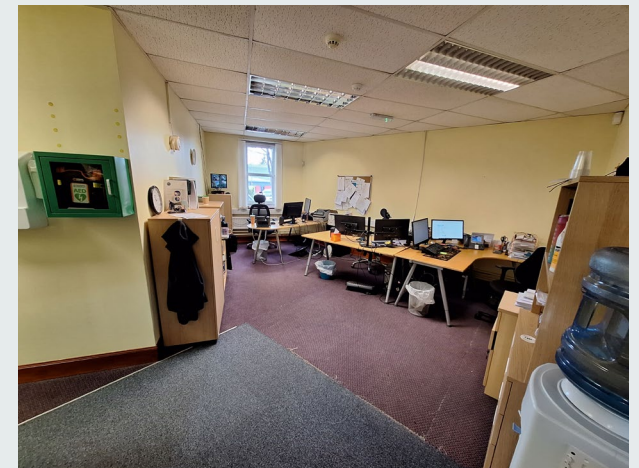
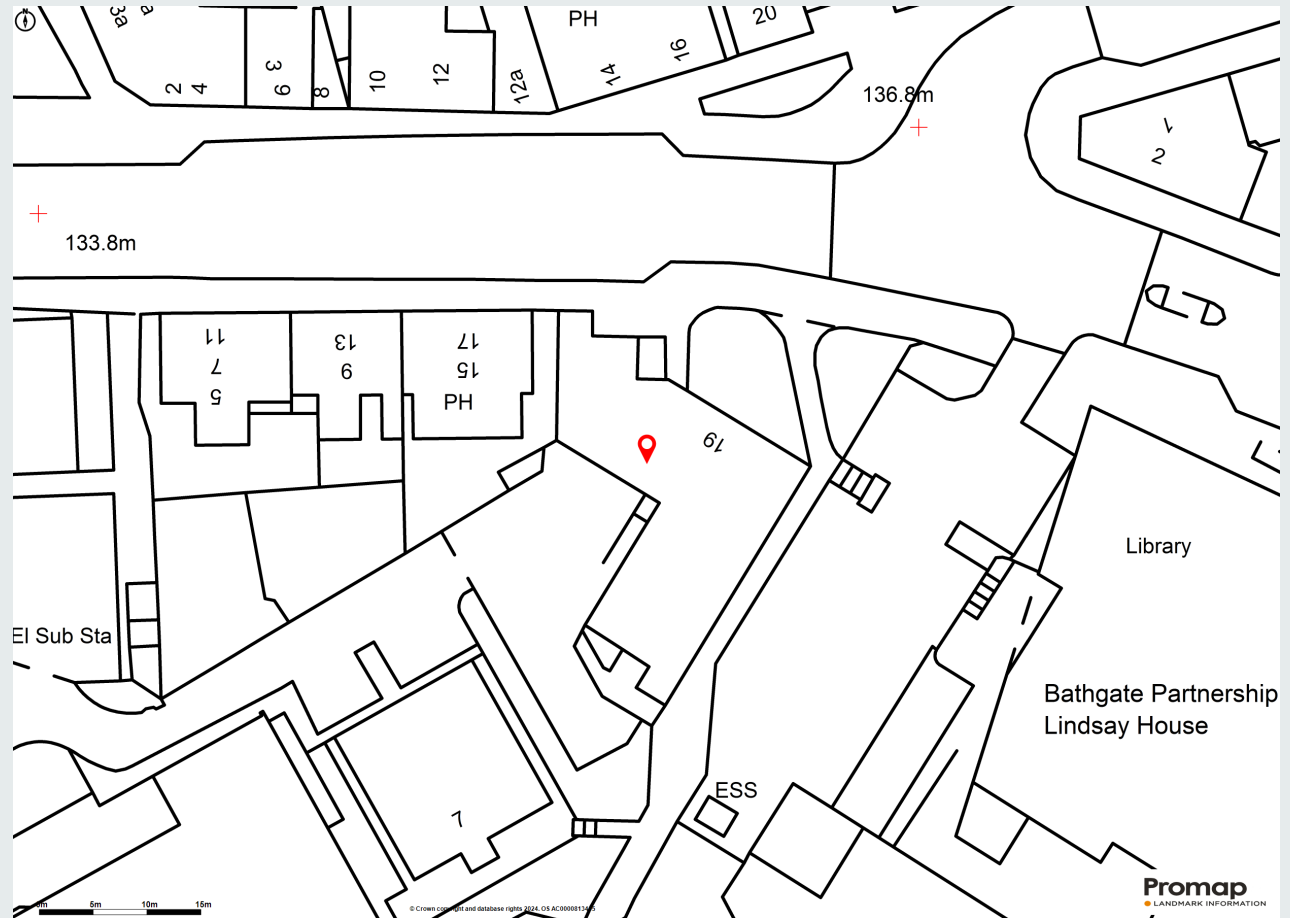
Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

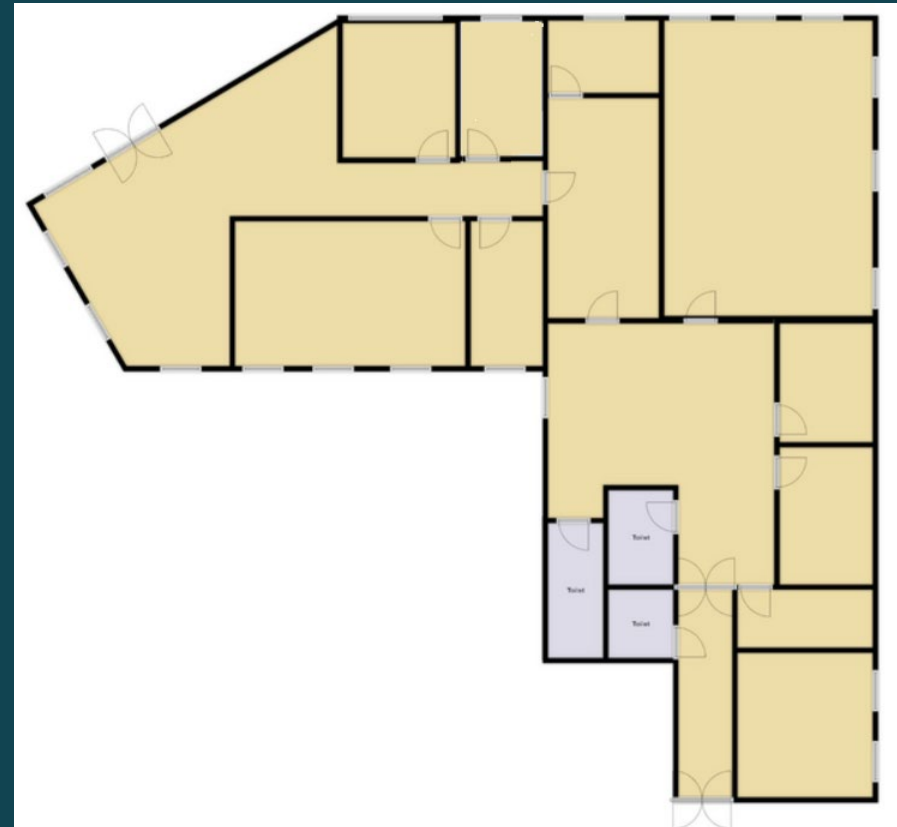


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## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

VIDEO AVAILABLE: #



## Make an enquiry

Graeme Pollock

livingstonagency@dmhall.co.uk

07507 562 652

**DM Hall LLP**

**Law House, Fairbairn Place  
Livingston, EH54 6TN**

01506 497010

**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.