

DM HALL

For Sale/ May Let

Office

4 South Bridge
Street
Bathgate
EH48 1TW



845 sq.ft
78.5 sq.m

Property Details

- Upper floor office with Class 1A Consent.
- Highly visible unit with parking.
- Net Internal Area 845 sq.ft/
78.5 sq.m
- Offers in region of £90,000

LOCATION:

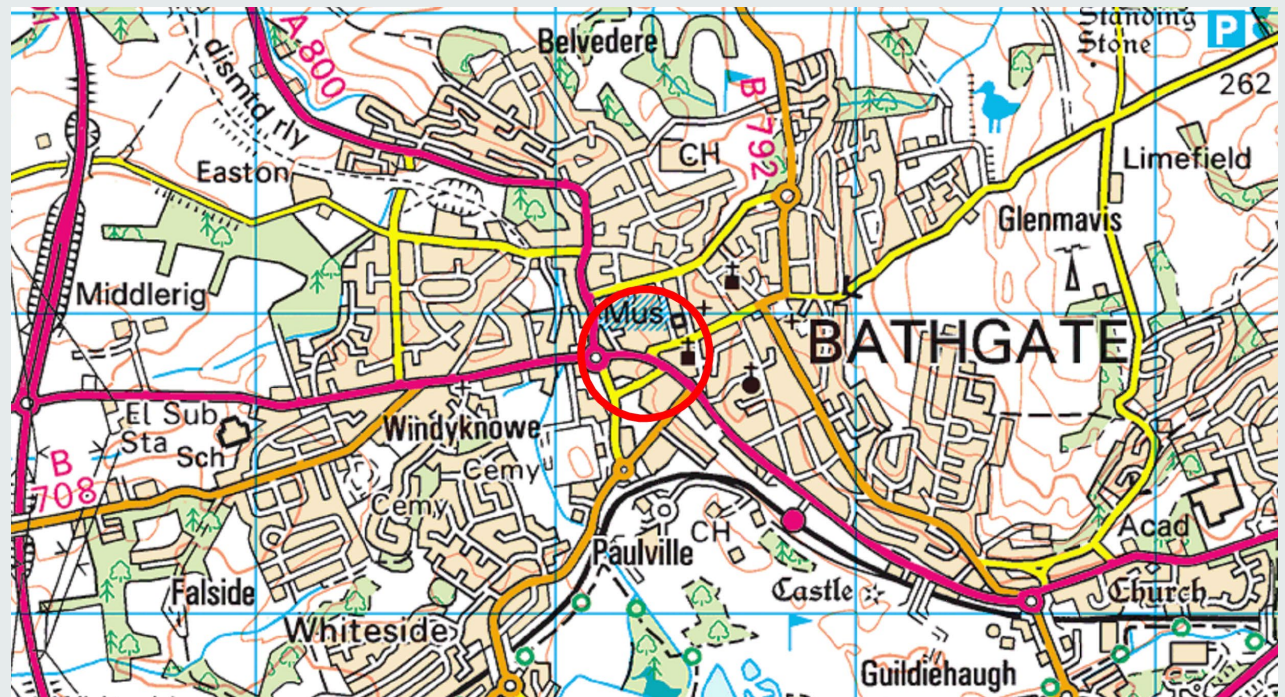
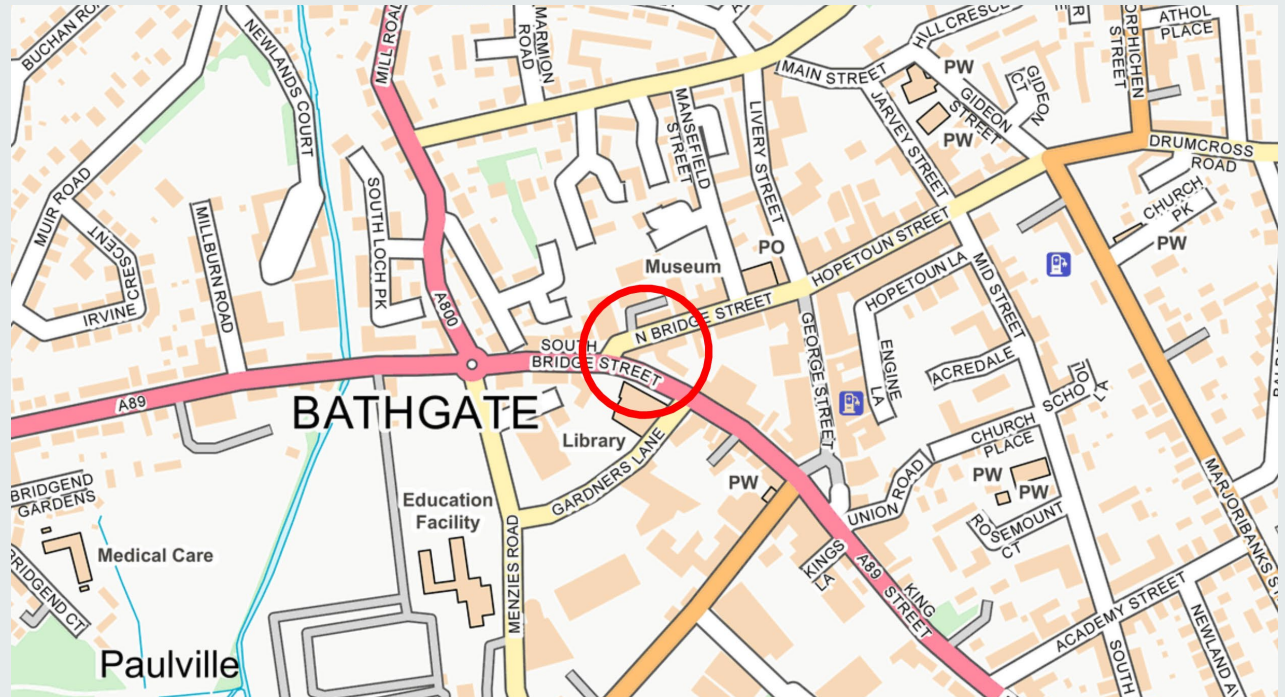
Bathgate, lies just north of the M8 Edinburgh to Glasgow motorway, approximately 18 miles west of Edinburgh and 25 miles east of Glasgow, and is well connected by road and rail from all other parts of Central Scotland.

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, Police Scotland and 1912 Bistro.

DESCRIPTION:

The subjects comprise a self contained first floor office space with large windows and relatively high ceilings, suitable for office use or for alternative therapies. The unit benefits from its own WC and teaprep space, alarm, Double glazed windows.

The unit also has a small parking area to the front of the building, accessed from South Bridge Street.



Property Details

ACCOMMODATION:

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

First floor space- 845 sq.ft/ 78.5 sq.m

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5300 per annum.

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

SALE/LEASE TERMS:

Our clients are seeking offers in the region of £90,000 for their heritable interest in the property. Alternatively, they may consider full repairing and insuring leases on the basis of £10,500 per annum.

ENERGY PERFORMANCE:

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

VAT:

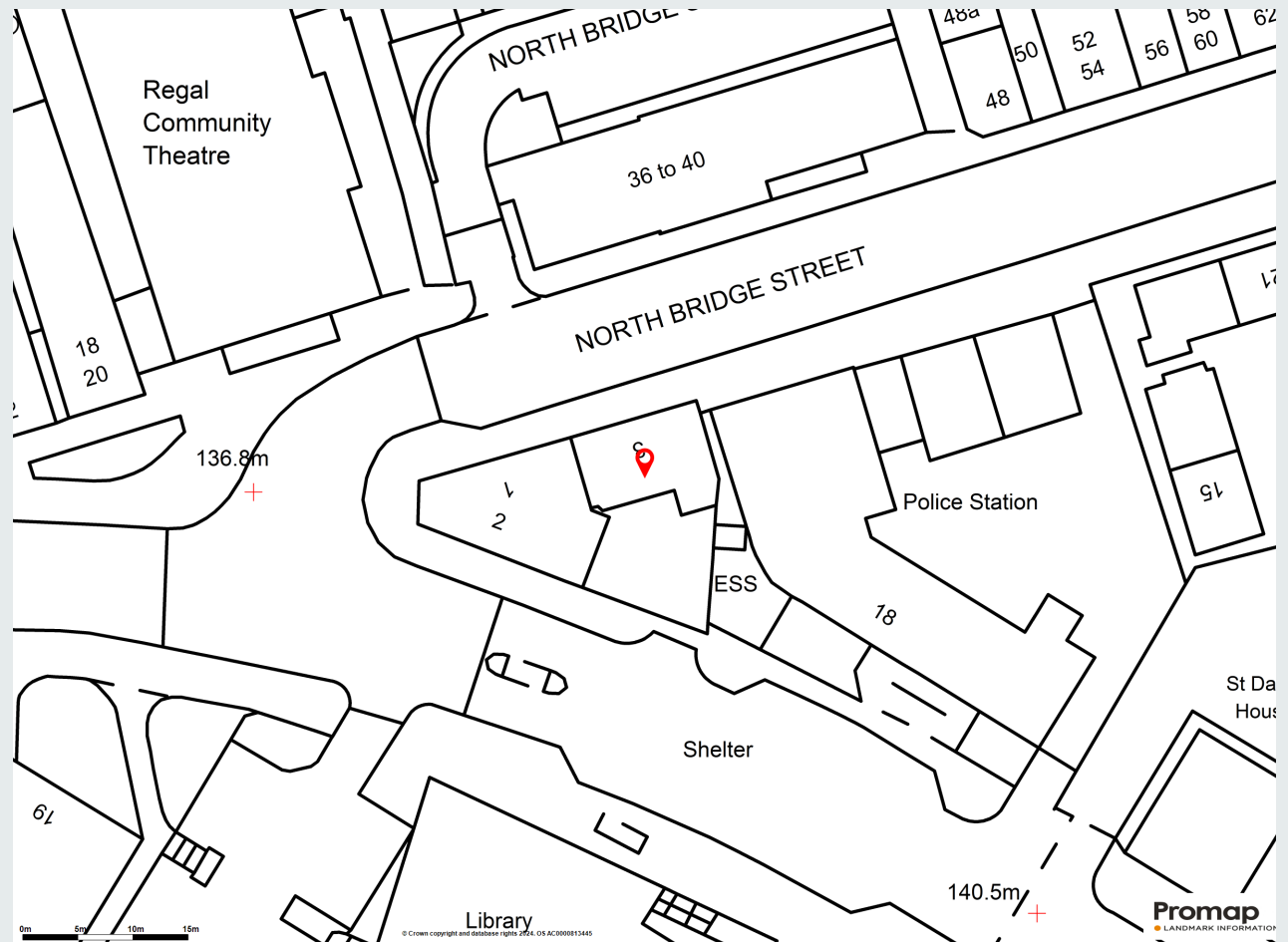
All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.



Property Details

VIEWING:

Strictly by arrangement with the agents.



Make an enquiry

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DM HALL



Regulated by
RICS

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