

RETAIL SPACE

- > FORMER CONVENIENCE STORE
- > LOCATED IN THE HEART OF BATHGATE, WEST LoTHIAN
- > SUBJECTS EXTEND TO 819 SQM / 8,815 SQFT
- > LOCATED OVER GROUND AND FIRST FLOORS
- > **OFFERS OVER £45,500 PER ANNUM**
- > SIDE GOODS ACCESS AND ACCESS TO FIRST FLOOR
- > POTENTIAL TO SPLIT GROUND AND FIRST FLOORS
- > POTENTIAL FOR ALTERNATIVE USES SUBJECT TO CONSENTS



57-63 SOUTH BRIDGE STREET, BATHGATE, EH48 1TJ

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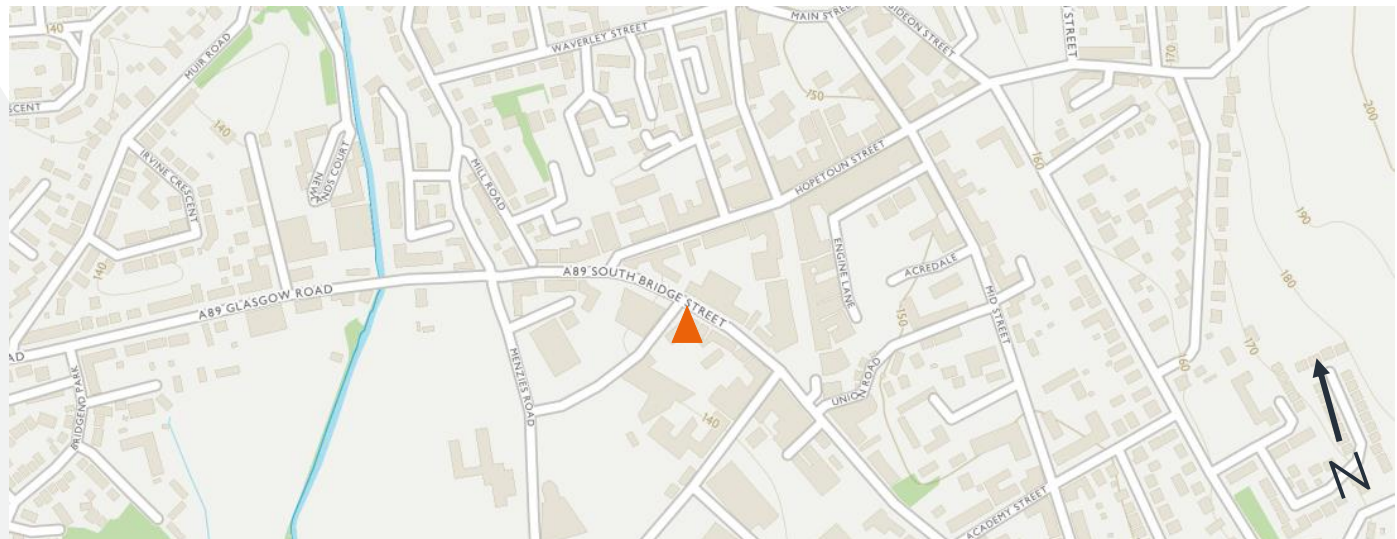
LOCATION

The property occupies a prominent corner location within Bathgate's town centre at the junctions with South Bridge Street which is a continuation of Edinburgh Road, the main road through Bathgate and Gardeners Lane. Bathgate is a popular West Lothian commuter town to Edinburgh being located approximately 18 miles from the Capital's city centre and has an abundance of local and national commercial occupiers within the town centre. Nearby occupiers include Bathgate Council Hub and Library, The Conveyancing Practice, Bathgate Police Station and The Dacoll Group.

DESCRIPTION

The subjects comprise a corner flat roofed building arranged over ground and first floors. The subjects are currently used as a convenience supermarket with the main retailing space occupying the majority of ground floor. The rear of the ground floor is used for product storage and has side roller shutter access from Gardeners as well as staff tea prep and WC facilities. The first floor is currently not used and is mainly an open plan space.

The first floor can be accessed separate from ground floor and the landlord would consider a split of the space subject to works and negotiations.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	447	4,810
First Floor	372	4,005
TOTAL	819	8,815

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered into the valuation roll as the £28,700 resulting in net payable rates of approximately £14,063 subject to tenant circumstances. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £45,500 per annum.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

PLANNING

The property would be suitable for class 1 retail use under its existing planning class but has potential for alternative uses subject to consents



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