

PROMINENT CORNER PREMISES

- > LOCATED IN THE HEART OF BATHGATE TOWN CENTRE
- > MULTI-WINDOWED GROUND & FIRST FLOOR RETAIL UNIT
- > OFFERS OVER £255,000 TO PURCHASE
- > OFFERS OVER £25,000 PER ANNUM
- > PREMISES EXTENDS TO 612 SQM / 6,588 SQFT
- > SUITABLE FOR A VARIETY OF USES
SUBJECT TO CONSENTS



FOR SALE/MAY LET

74 NORTH BRIDGE STREET, BATHGATE, EH48 4PP

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LOCATION

The property occupies a prominent corner location within Bathgate's town centre at the junctions with Livery Street to the east and Mansfield Street to the west. 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 traders include Spar, Boots the Chemist, Domino Pizza and William Hill.

DESCRIPTION

The property comprises an extensive retail premises located over the ground and first floors of a multi windowed end terrace property. Internally the property benefits from an open plan ground floor retail space with a meeting room and storeroom. The first floor comprises further open plan space with a staff room, storeroom & male and female WC facilities. There is a fire exit at ground floor level which opens onto a car park to the rear belonging to the property. The property has been maintained to an exceptional standard and would be suitable for a variety of uses, including office, restaurant, assembly and leisure, or residential development subject to the necessary planning consents.



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	230	2,474
First Floor	382	4,114
TOTAL	612	6,588

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.

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.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £24,100 which will result in net annual payable rates of £11,809. 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.

PRICE

The subjects are being offered on a freehold basis at offers over £255,000.

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rental of £25,000 per annum.

EPC

Released on application.



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