

TO LET

Class 1 Retail Unit

4A George Place, Bathgate, EH48 1NP



- **Ground floor self-contained retail unit**
- **Located in the town centre of Bathgate**
- **Offers in excess of £25,000 per annum**
- **Premises extends to 185m² (1,989ft²)**
- **Benefits from rear service access**
- **High levels of pedestrian footfall**
- **Landlord incentives available**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
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Tel: 0131 225 1234

Contact:
Steven Clarke
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LOCATION

The property is situated on the east side of George Place which comprises a pedestrianised square within the town centre of Bathgate, approximately 20 miles to the west of Edinburgh. Bathgate is a popular commuter town situated on the M8 corridor which links Edinburgh and Glasgow and has a population of approximately 21,000 people.

DESCRIPTION

The subjects comprise a double windowed retail unit arranged over the ground floor of a single storey end terraced purpose built retail parade. Internally the subjects comprise a front sales area, rear storage and WC facilities as well as benefiting from rear service access. The premises currently trades as a charity shop and would be suitable for a variety of uses subject to planning consent. Nearby occupiers include Greggs, Semi-chem, Ladbroke's and Baguette Express.

ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

| | | |
|---------------|----------------------------|----------------------------|
| Ground Floor | 184.78m ² | 1,989ft ² |
| Total: | 184.78m² | 1,989ft² |

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £25,800 per annum.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for rates relief on application by tenant.



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.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

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

VIEWINGS

By Appointment Only.

