# TO LET

# **Class 1 Retail Unit**

# SHEPHERD

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 185m<sup>2</sup> (1,989ft<sup>2</sup>)
- Benefits from rear service access
- High levels of pedestrian footfall
- Landlord incentives available

VIEWING & FURTHER INFORMATION: Enquiries should be directed to:

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Contact:

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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, Ladbrokes and Baguette Express.

# **ACCOMMODATION**

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

Ground Floor 184.78m<sup>2</sup> 1,989ft<sup>2</sup>

Total: 184.78m<sup>2</sup> 1,989ft<sup>2</sup>

# 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 an 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.







Steven Clarke

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