



# TO LET

33 George Street, Bathgate, EH48 1PG

Highly Visible Class 2 Retail Unit

Set Within Traditional High Street Retail Development

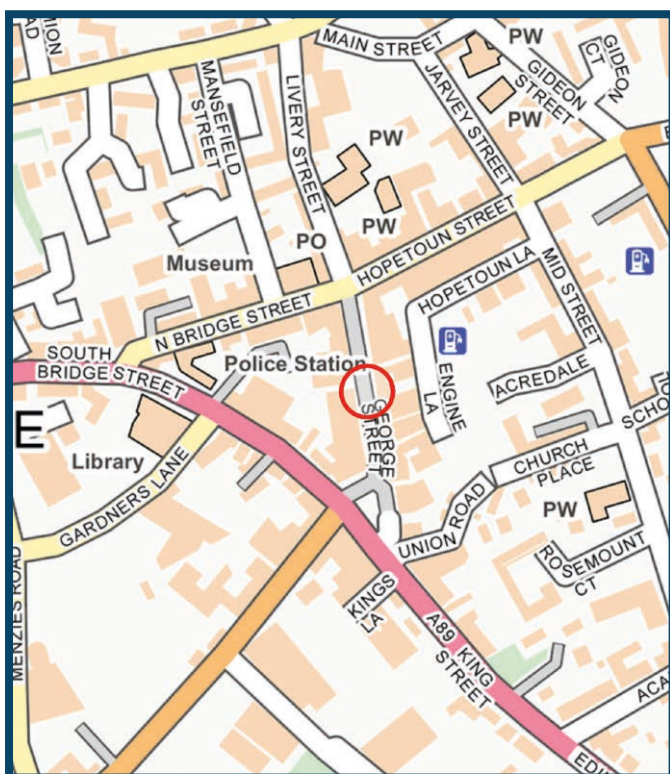
128.47 sqm (1,382.86 sqft)

Offers over £14,000

**LOCATION:**

The property is situated on George Street in Bathgate, just off where South Bridge Street meets George Place to the South. Nearby occupiers include both local and national such as Kidzeco, Bathgate Cinema, Boots and Santander. Bathgate itself is an established commuter town within West Lothian for the larger cities, having a population in the region of 20,000 people and being situated approximately 20 miles west of Edinburgh City Centre. The town itself is accessible directly off the M8 east and west bound and is also approximately 28 miles east of Glasgow.

The approximate location of the subjects is shown on the map below:

**DESCRIPTION:**

The subjects comprise a ground and first floor retail premises as part of a mid-terraced unit within a traditional retail development, surmounted by what is assumed to be a flat roof, which was not viewable at the time of inspection. The property is accessed via an aluminium and glazed entrance door, which is inspected at the front by a large double glazed display window.

Internally, the subjects are currently laid out as an open planned retail unit, which consists of solid concrete floors with a vinyl and laminate overlay throughout. Painted and plastered stud walls can be found throughout the unit with a suspended tiled ceiling at ground floor and a solid plastered ceiling at first floor level. Natural lighting is provided at the front of the unit via the large display windows and artificial

lighting is provided by modern strip fluorescent light fittings throughout. Basic W/C accommodation as well as storage can be found to the very rear of the unit whilst a small kitchenette, storage and more retail space can be found at first floor level via a staircase to the left of the main retail area.

**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:

128.47 sqm (1,382.86 sqft)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,800 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:**

Offers over £14,000 are invited for the leasehold interest of the property, with it being let on a Full Repairing and Insuring lease for a negotiable period.

**ENERGY PERFORMANCE:**

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

**VAT:**

All prices quoted are exclusive of VAT which is chargeable on top of all payments

**LEGAL COSTS:**

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

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
17 Corstorphine Road  
Edinburgh  
EH12 6DD

Tel: 0131 624 6130 (Agency Department)  
Fax: 0131 477 6016

EMAIL: [oliver.lawson@dmhall.co.uk](mailto:oliver.lawson@dmhall.co.uk)  
[Margaret.mitchell@dmhall.co.uk](mailto:Margaret.mitchell@dmhall.co.uk)

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