

44-46 GEORGE STREET, BATHGATE, EH48 1PD



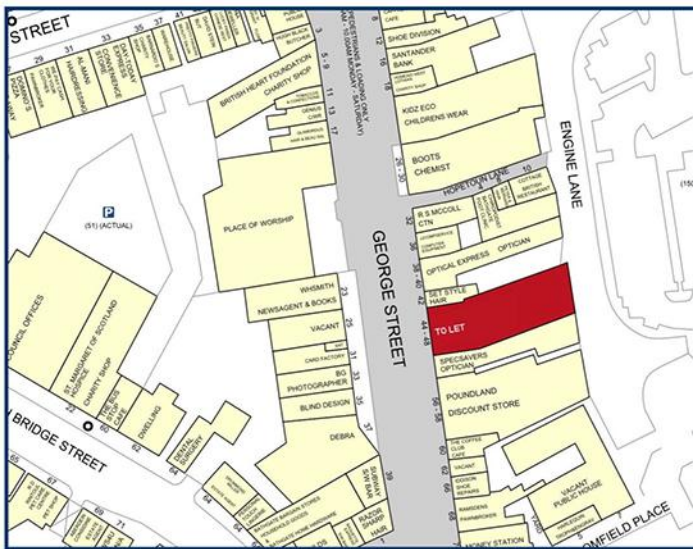
## PROMINENT DOUBLE FRONTAGE RETAIL UNIT

The subjects are situated on the East side of George Street within Bathgate's town centre, South of its junction with Engine Place within the pedestrianised retail zone in the main shopping thoroughfare. Bathgate is a busy town within the West Lothian region, approx 20 miles West of Edinburgh with a resident population of c.21,000.

Bathgate benefits from excellent transport links via the M8 motorway networks along with a plethora of bus stops and rail station within the town centre.

- Town Centre Location
- Prominent High St Position
- Substantial Ground, 1st & 2nd Floor Unit
- 11,523sq ft
- Leasehold £25,000p.a.
- Freehold Pricing on Application





## Subjects

The subjects comprise a substantial ground and first floor retail unit with attic conversion of traditional construction, surmounted by a pitched tile roof. The subjects offer extensive aluminium framed glazed frontage with access via a recessed double door leading to an open plan retailing space, with floors overlaid in commercial linoleum, lighting is provided by way of fluorescent strip lighting recessed within the suspended acoustic tile ceiling.

To the rear of the subjects, partitions have been formed to create a private office, store room & w.c. facility with the upper floor accessed via a single concrete staircase leading to a primarily open plan storage / training area with staff facilities.

### Area

The subjects have been measured in accordance with the RICS Code of measuring practice on a Net Internal Area basis to offer:

Ground: 403.71sqm (4,345sq ft)  
 1st: 576.82sqm (6,209sq ft)  
 2nd: 90sqm (969sq ft)  
 Total: 1,070.33sqm (11,523sq ft)

### NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV  
**£47,200**

The UBR for 18/19 is £0.48 per £, calculating rates payable to be £22,656

The subjects qualify for 100% rates exemption under the Scottish Government Small Business Rates Relief Scheme

### PROPOSAL

Our client is offering their freehold interest in the subjects, price on application. Our client would also offer the subjects on a new full repairing and insuring lease for a negotiable term for £25,000op.a.

### V.A.T.

Prices quoted are exclusive of V.A.T

### E.P.C.

Available on request

### VIEWING

By appointment only

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 Will Rennie

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