

TO LET

CLASS 1A PREMISES

Located in Bathgate, West Lothian

Offers over £8,500 per annum

Free on street parking

Premises extend to 42.76 sqm
(460 sqft)

Benefits from small business rates
relief

Suitable for a variety of uses
subject to obtaining the necessary
planning consent



WHAT 3 WORDS



172 SOUTH MID STREET, BATHGATE, EH48 1DY

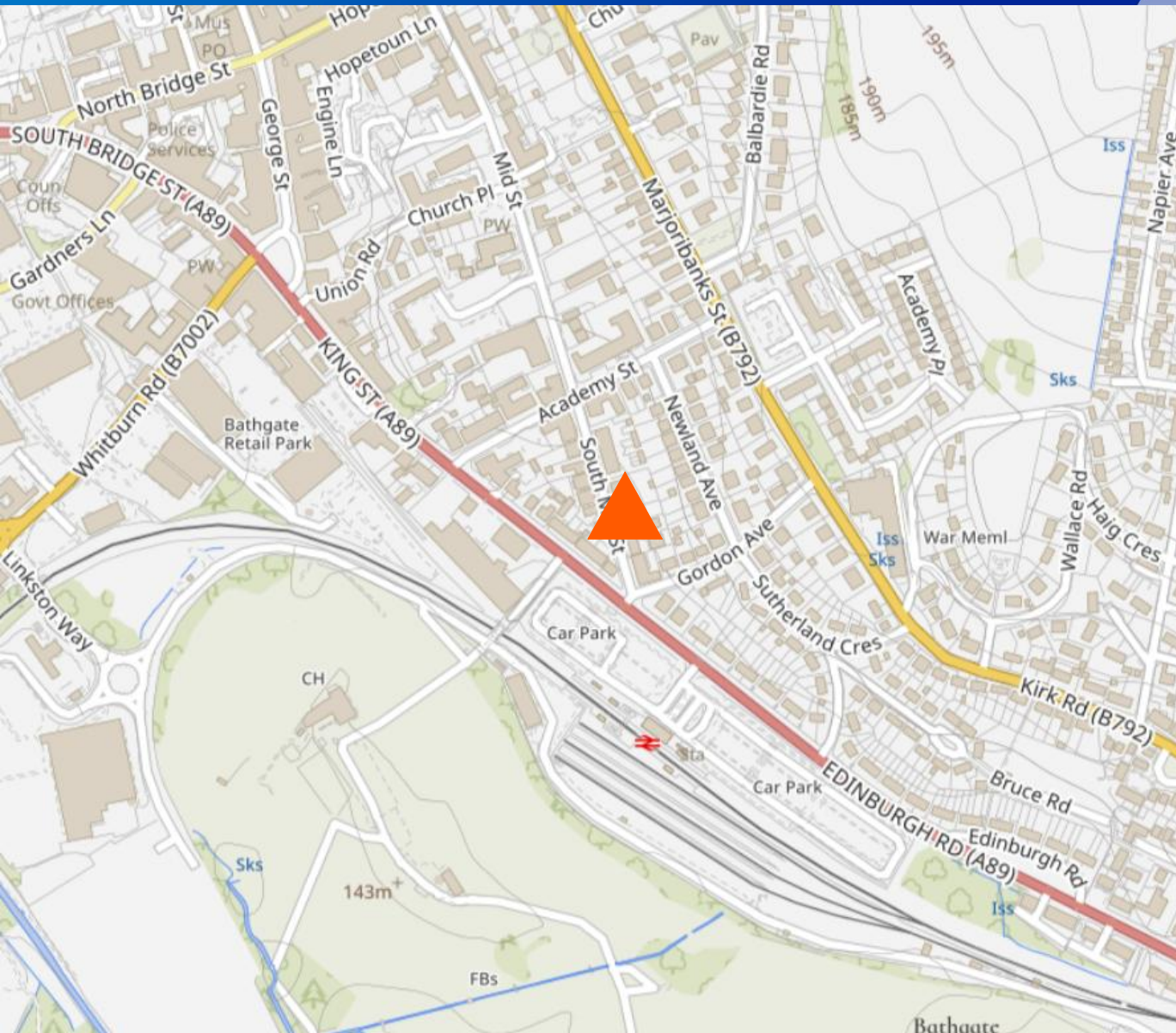
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Location

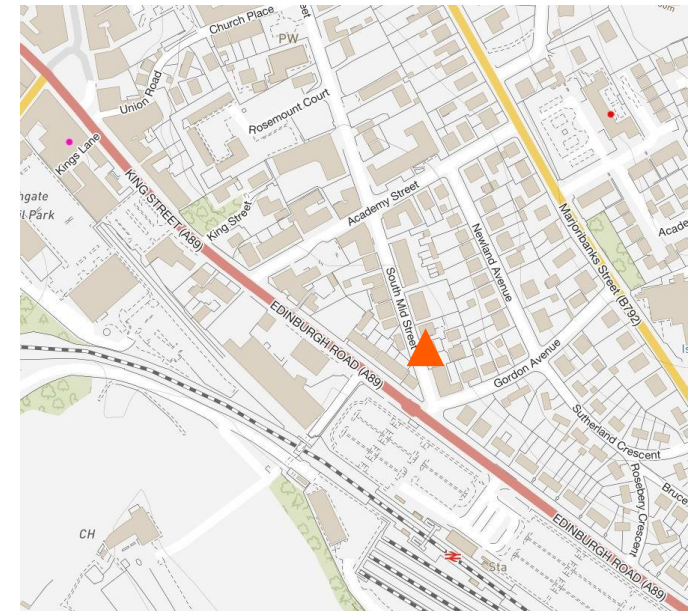
172 SOUTH BRIDGE STREET, BATHGATE, EH48 1DY



Location

The subjects are located within the West Lothian town of Bathgate, situated just off Junction 3A of the M8 motorway which is the main trunk road through Central Scotland linking Edinburgh in the east and Glasgow in the west.

South Mid Street is located 0.3 miles south of Bathgate's Town Centre and directly opposite from Bathgate Railway Station. The local area is largely characterised as a mixed-use location comprising commercial and residential occupiers, including VPZ, BJS Barbers and Golden Swallow restaurant.



**Class 1A premises in
Bathgate, West Lothian**



FIND ON GOOGLE MAPS



Description

172 SOUTH BRIDGE STREET, BATHGATE, EH48 1DY



Description

The subjects comprise a single window lock up Class 1A unit arranged over the ground floor of a two storey end terraced retail parade.

The accommodation benefits from a formally split front and back shop and has rear access to an external W.C. compartment. The unit would be suitable for a variety of uses including office or café subject to the necessary planning consent.

Accommodation

Description	m ²	ft ²
Ground Floor	42.76	460
TOTAL	42.76	460

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £8,500 per annum.

Rateable Value

The subjects are interested in the current Valuation Roll at a Rateable Value of £4,250 which will allow for 100% rates relief subject to the owner/tenants' other commercial property interests, if any

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **MARCH 2025**

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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