

# TO LET/ MAY SELL

## CLASS 1A PREMISES/ DEVELOPMENT OPPORTUNITY

Located in the main commercial thoroughfare  
within the heart of Bathgate, West Lothian

Offers Over £350,000

Offers Over £30,000 per annum

Confidentially available, staff unaware

Extremely high levels of pedestrian and  
vehicular passing trade

Premises extend to 268.72 sqm (2,892 sqft )

Suitable for a variety of uses subject to the  
appropriate planning consents



WHAT 3 WORDS



6 GEORGE PLACE, BATHGATE, EH48 1NP

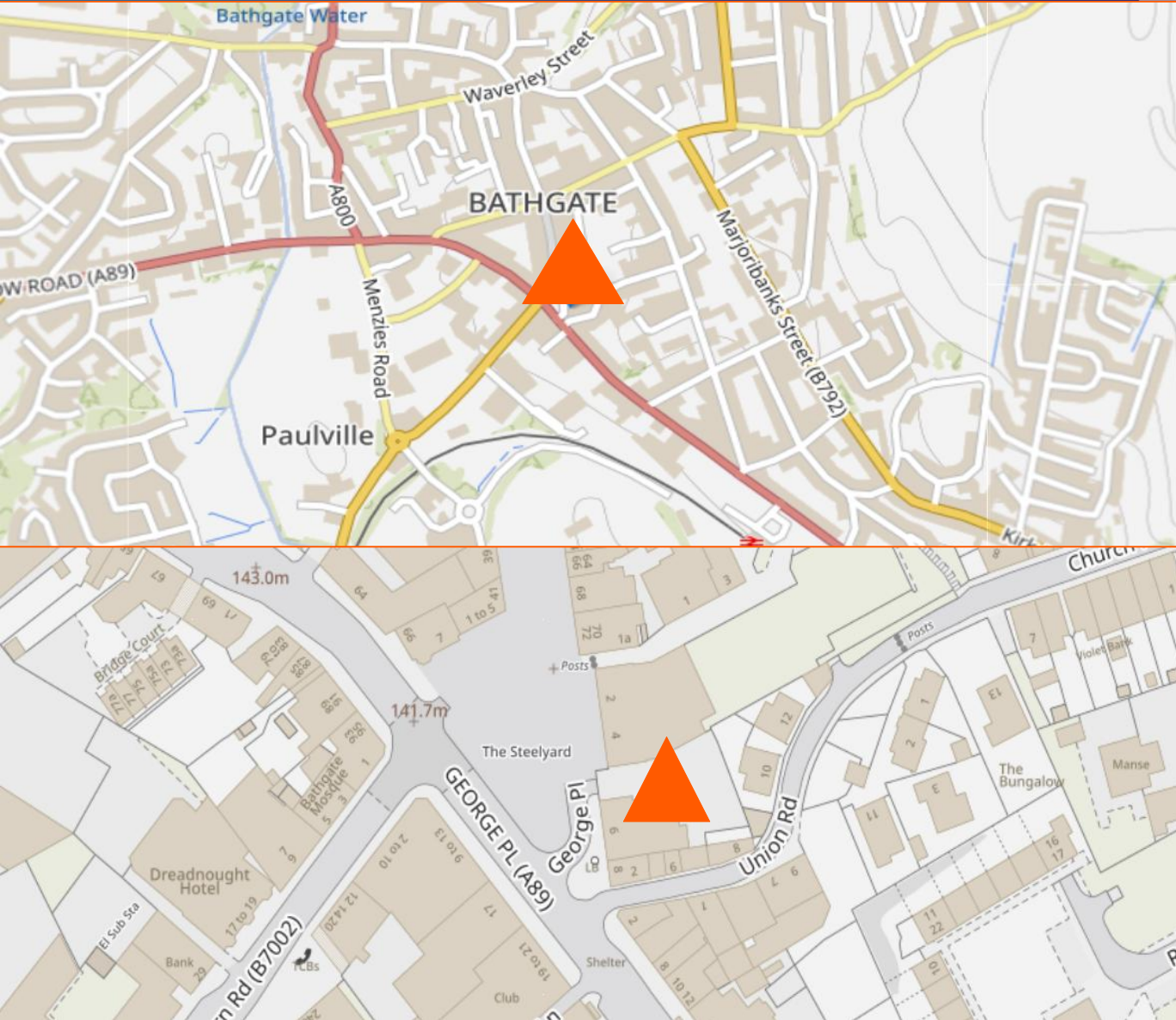
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# Location

6 GEORGE PLACE, BATHGATE, EH48 1NP



## Location

Bathgate is an extremely well-established West Lothian commuter town 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.

More specifically, the property is prominently situated on the east side of George Place, near its intersection with King Street. George Place connects the pedestrianised George Street, the town's main commercial hub.

This prominent thoroughfare benefits from substantial levels of both vehicular and pedestrian traffic. Occupiers in the immediate vicinity include a range of national and local retailers, such as Greggs, Semichem, Pepe's, and HDink Tattoo.

**Development Opportunity in  
the heart of Bathgate**



FIND ON GOOGLE MAPS



# Description

6 GEORGE PLACE, BATHGATE, EH48 1NP



## Description

The subjects comprise a two storey, semi-detached stone stone-built property, under a pitched and slated roof. The building has been extended to the rear with a single-storey, brick-built extension. The rear of the premises benefits from 11 car parking spaces along with two additional exit points to the north and west elevation of the property.

Internally, the accommodation comprises of a large open plan seating area, a serving counter, kitchen, staff office and WC facilities to the rear. The first floor, which is accessed via a staircase, has a staff room, extensive storage and WC facilities. This freehold offering presents a rarely available development opportunity subject to the necessary planning consent.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	203.04	2,185
First Floor	65.68	707
<b>TOTAL</b>	<b>268.72</b>	<b>2,892</b>

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).



## Price

The subjects are offered on a freehold basis at offers over £350,000.

## Lease

Offers over £30,000 per annum

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £34,100, which will result in rates payable of approximately £16,402.

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.

## Planning

Please view the properties planning history here:

<https://planning.westlothian.gov.uk/publicaccess/simpleSearchResults.do?acton=firstPage>

## 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. **SEPTEMBER 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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