



FOR SALE TOWN CENTRE RETAIL & OFFICE INVESTMENT

29, 31, 33, 35, 37/39 GEORGE STREET,
BATHGATE, EH48 1PG

- Prominent position within Bathgate Town Centre
- Fully let commercial parade of five Class 1A units
- Ideally located on pedestrianised George Street
- Total area extends to 1,250 sq m (13,456 sq ft)
- Current rent roll of £68,000 per annum
- Offers over £550,000 plus VAT are invited.

LOCATION:

Bathgate is a commuter town in West Lothian, approximately 20 miles west of Edinburgh. It holds a population of approximately 21,000 people with excellent communication links via road and rail across the central belt.

The subject parade of units is located on the western side of the pedestrianised George Street, in the heart of the town centre envelope. There exists high levels of footfall and free public car parking at the nearby Acredale car park.

DESCRIPTION:

The investment comprises the fully let ground and upper floors of a parade of five Class 1A units.

ACCOMMODATION:

The units have been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:
1,250 sq m (13,456 sq ft)

SALE TERMS:

Offers over £550,000 plus VAT are invited for the commercial portfolio.

VAT:

VAT is chargeable on the purchase of this investment.

LEGAL COSTS:

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

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

12 Grampian Court, Beveridge Square,
Livingston, EH54 6QF
Tel: 01506 479010

EMAIL: Graeme.Pollock@dmhall.co.uk
Helana.Clarkson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

IMPORTANT NOTICE

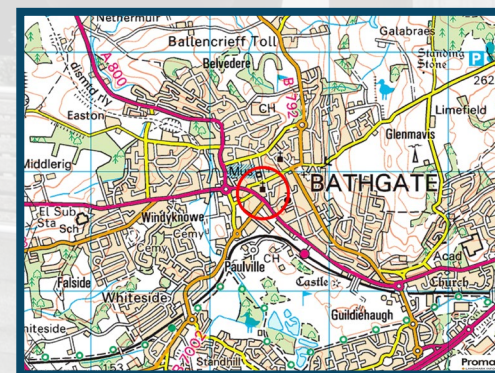
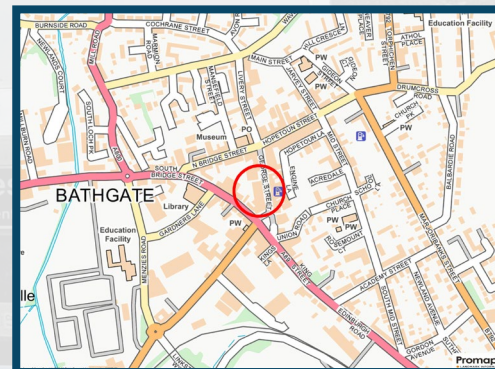
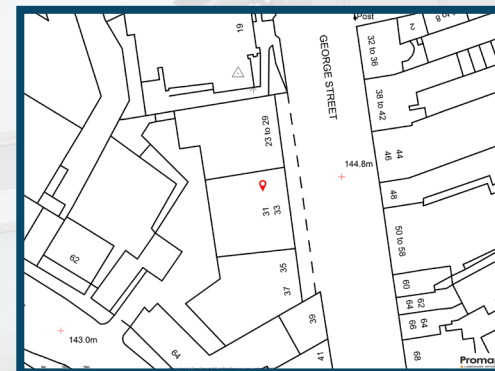
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- (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.

Ref: ESA3080

Date of publication: August 2023

Unit	Floor	Use	Approx. sq m	Approx. sq ft	Tenant	Start Date	Term	Rent p.a.x	Review/Reversion	Rate per sq ft (NIA)
29	First	Office	188.12	2025	Rutherford Finance Limited and Caesar & Howie Limited	16.05.2004	15 years	£13,000	Tacit Relocation	£6.42
31	Ground	Retail	103.96	1119	Sportswift Limited t/a Card Factory	27.06.2011	10 years	£17,000	Tacit Relocation	£15.19
33	Ground	Retail	75.82	816	Affliction Tattoo		5 years	£13,000	31.10.2025	£10.16
	First	Ancillary	43.1	464	(sub let to Arron Michaels Barbers)					
35	Ground	Retail	80.57	867	Blind Design (Contracts) Limited	09.06.2014	10 years	£11,000	08.06.2024	£8.26
	First	Ancillary	42.74	460						
37/39	Ground	Retail	347.02	3735	Debra	24.04.2017	6 years	£14,000	Tacit Relocation	£1.82
	First	Ancillary	368.8	3970						
Total			1,250	13,456				£68,000		

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