



TO LET - RETAIL

**133 GLASGOW ROAD,
BATHGATE, WEST LOTHIAN,
EH48 2QN**

- Highly Visible Former Salon with parking
- NIA 1374 sq.ft/128 sq.m
- Attractive fitout with lower ground storage/ staff area.
- AVAILABLE JAN 2024.
- Rent - £20,000 per annum plus VAT.

LOCATION:

The property is located on Glasgow Road, the main thoroughfare through Bathgate on a highly visible site on the periphery of the town. The area is predominantly residential, with the development being a mixture of Class 1A uses. Other occupiers in the development include Almond Letting and Greenshoots financial Services.

The location of the subjects can be seen on the map below:

DESCRIPTION:

The property comprises a modern end terrace retail unit, formerly a salon, with elements of the fitout left. The property has a large open plan area, incorporating a reception area, with space for 6 hairdressing stations. There is also a separate treatment room, welfare facilities, and a managers office. On the Lower ground space, there is additional storage or the ability to create additional treatment rooms. Other benefits include:

- Alarm
- Gas central heating
- Dedicated parking for the development.

The property is currently occupied but is due to return to the landlord in January 2024.

ACCOMMODATION:

The property has been measured in accordance with the RICS Code of Measuring Practice – 6th Edition on a Net internal area basis as is as follows:

Ground Floor	1135sq.ft	105.4 sq.m
Lower Ground	239sq.ft	22.2 sq.m
TOTAL	1374 sq.ft	127.6 sq.m

RATING ASSESSMENT:

The tenant will be responsible for the payment of rates and any other local authority outgoings as of the date of entry.

According to the Valuation Roll, the property has a Rateable Value of £11,400, which based on the current rate poundage of 49.8p in the £ the cost attached to non-domestic rates would be £5766 per annum. Some tenants may be eligible for 100% rates relief under the Small Business Bonus Scheme reducing this payment to £nil.

LEASE TERMS:

Our clients are seeking leases on a full repairing and insuring basis of terms of 5 years or longer, on an annual rental of £20,000 per annum plus VAT.

DATE OF ENTRY

Upon completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available on request.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs in this transaction.

FURTHER INFORMATION:

Further information can be provided by the marketing agents:

Graeme Pollock
DM Hall LLP
Law House
Fairbairn Place
Livingston
EH54 6TN

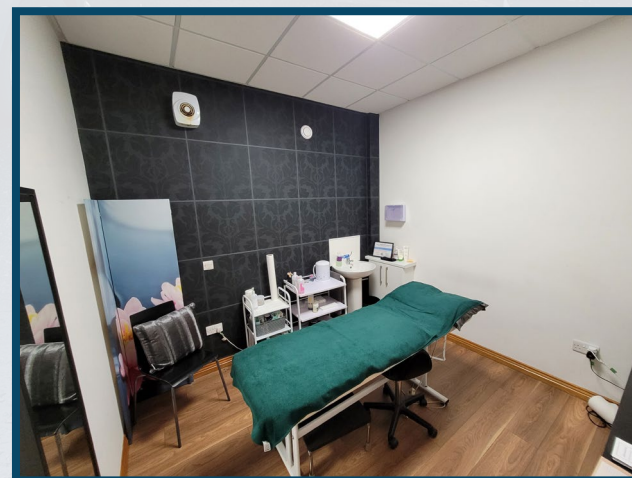
T: 01506 497010

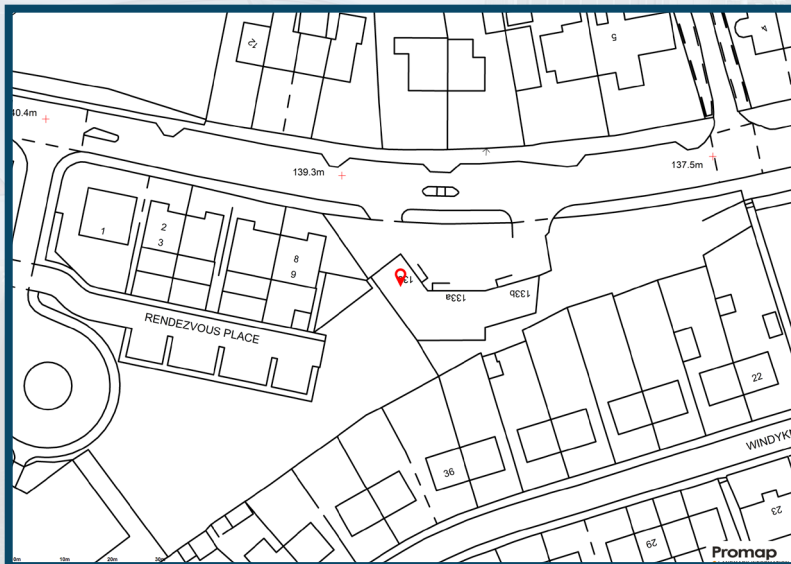
E: graeme.pollock@dmhall.co.uk /

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

Ref: ESA3161

Date of publication: - Nov 2023





IMPORTANT NOTE

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