

FOR SALE

INDUSTRIAL/ WAREHOUSE PREMISES

- CLOSE PROXIMITY TO M8
MOTORWAY

- STAND ALONE
INDUSTRIAL PREMISES

- FIXED PRICE OF £125,000

- 100% RATES RELIEF
AVAILABLE

Ryden



**BLOCK 11, WHITESIDE
INDUSTRIAL ESTATE,
BATHGATE, EH48 2RX**

GET IN TOUCH

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2,035
SQUARE FEET

189
SQUARE METRES

Viewing is strictly by arrangement with the letting agents

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk



BLOCK 11, WHITESIDE INDUSTRIAL ESTATE, BATHGATE, EH48 2RX

LOCATION

The subject property is located in the well-established Whiteside Industrial Estate, within the popular commuter town of Bathgate, West Lothian. The estate is located a 5-minute drive from Junction 4 of the M8 motorway offering excellent access to both Glasgow and Edinburgh. The M9 motorway is also only a short distance away offering connections further north.

Surrounding occupiers include Hugh Black & Sons, Macdonald Hotels Limited, M&A Automotive and Shower Boards Scotland.

DESCRIPTION

The subject comprises a stand-alone industrial/ warehouse premises of stone construction with a concrete floor surmounted by a pitched profile clad roof.

Internally the premises offer a combination of office accommodation with a trade counter style frontage, an open plan warehouse and an additional mezzanine. The premise further benefits from strip fluorescent strip lights and electricity and water supply. The minimum eaves height is 4.95m. Access is accommodated through one pedestrian door and a further sliding commercial door.

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of 189 sq m (2,035 sq ft) as shown below:

Areas	Sq M	Sq Ft
Warehouse	147	1,584
Mezzanine	42	451
Total	189	2,035

BUSINESS RATES

We have been advised by the local assessors' department that the premises has a Rateable Value of £7,700, resulting in rates payable (2023/24) of approximately £3,773 per annum.

TERMS

A fixed price of £125,000 has been set to purchase the heritable interest of the property. Further information is available from the sole selling agent.

VAT

All prices are quoted exclusive of VAT .

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.



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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. December 2022