

# DM HALL

## To Let

Office/Retail

14c Glasgow Road  
Bathgate  
West Lothian  
EH48 2AA



57.1 SQ M  
614SQ FT

# Property Details

- Highly visible location on edge of busy town centre
- Shared parking to rear
- Flexible lease options (subject to contract and covenant)
- £8500 per annum

## LOCATION:

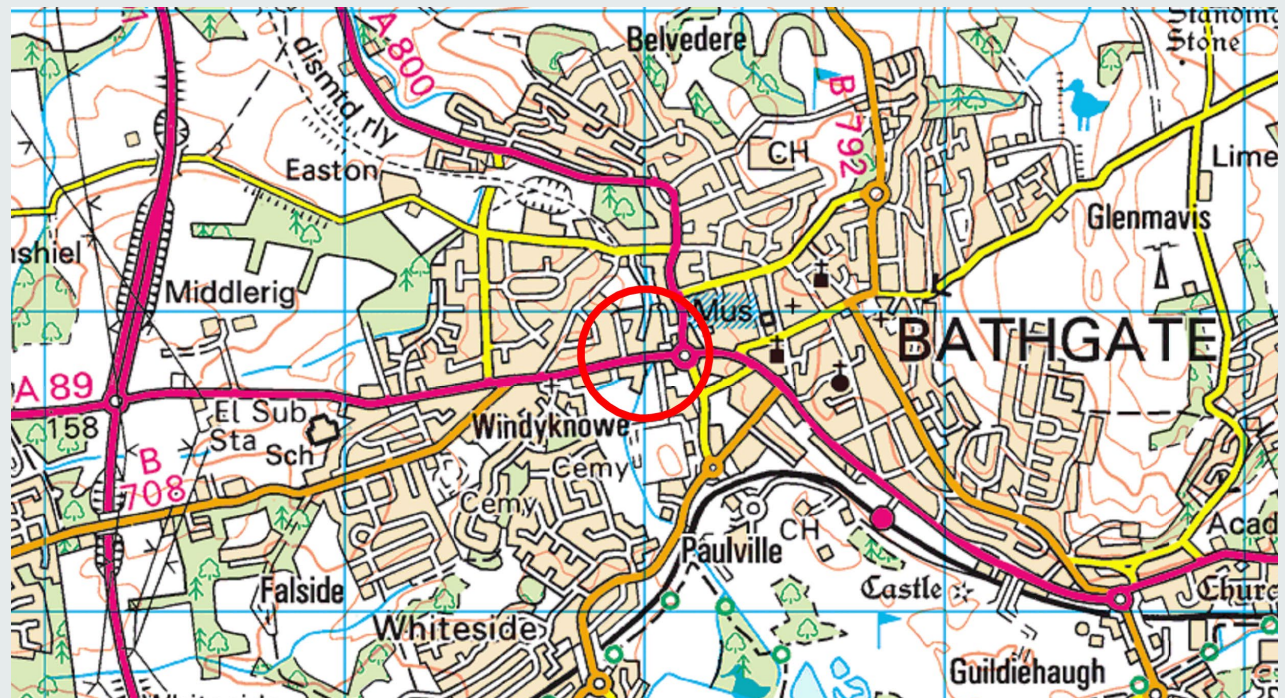
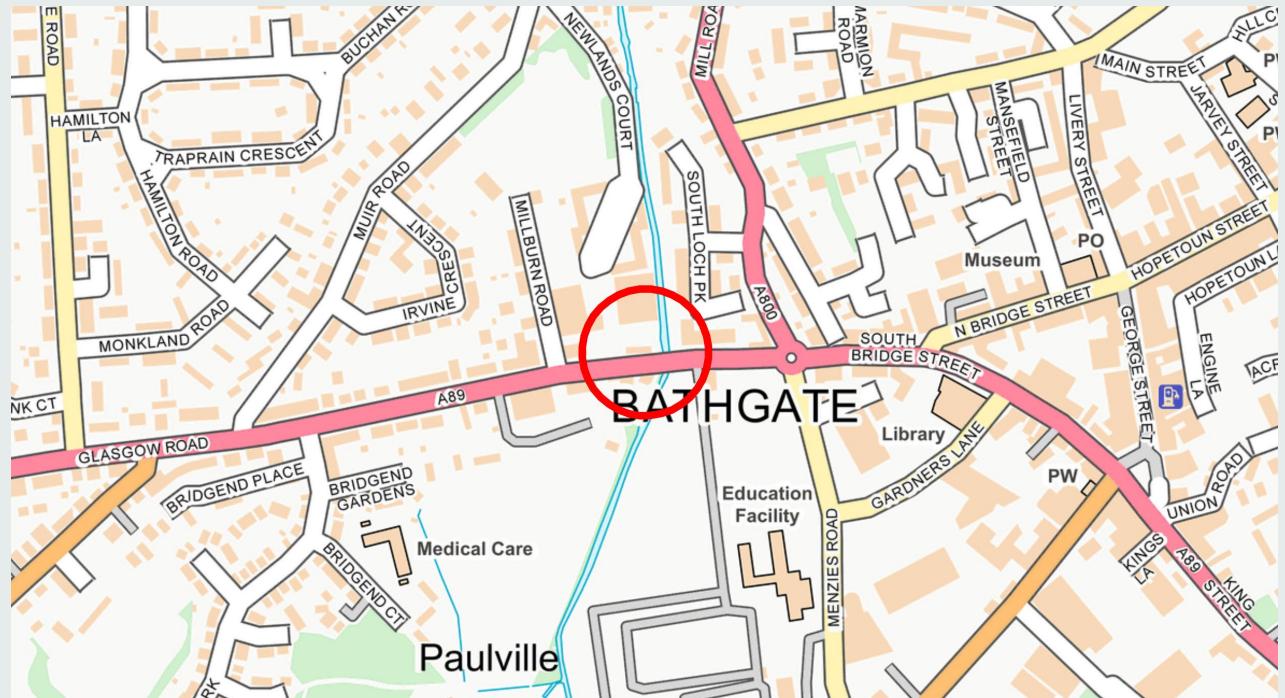
The subjects are located within the West Lothian town of Bathgate, occupying the third largest town within West Lothian housing around 21,000 people.

More specifically, the subjects are located on Glasgow Road, Bathgate — a main arterial route connecting the central belt from Glasgow to Livingston and beyond. The unit is easily accessible being located just 20 miles west of Edinburgh city centre and 6 miles west of the largest West Lothian town of Livingston.

Nearby commercial occupiers include a variety of national and local covenants including Aldi, Lidl and Scotmid.

## DESCRIPTION:

The subjects comprise a ground floor end-of-terrace/semi-detached retail unit set within a two-storey brick and rendered retail parade with commercial units above. The subjects benefit from a secure roller shutter to the front, with access being achieved via a pedestrian access door behind.



# Property Details

The property has an allocated parking area to the rear and has a conservatory added to the gable of the building which can serve as a reception area or staff space.

Internally the property comprises a retail space, previously occupied by computer retailer with elements of an office and retail fitout left in situ. As the units were previously 2 separate spaces, the unit benefits from 2 WC's.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Office Space	57.1	614

## SERVICES:

The unit is self contained and benefits from it's own metered services. There is a service charge covering the common charges in the development. Details are available on request.

## TENURE:

The property is available on standard commercial lease terms. Consideration may be given to flexible leasing options, subject to contract and covenant.

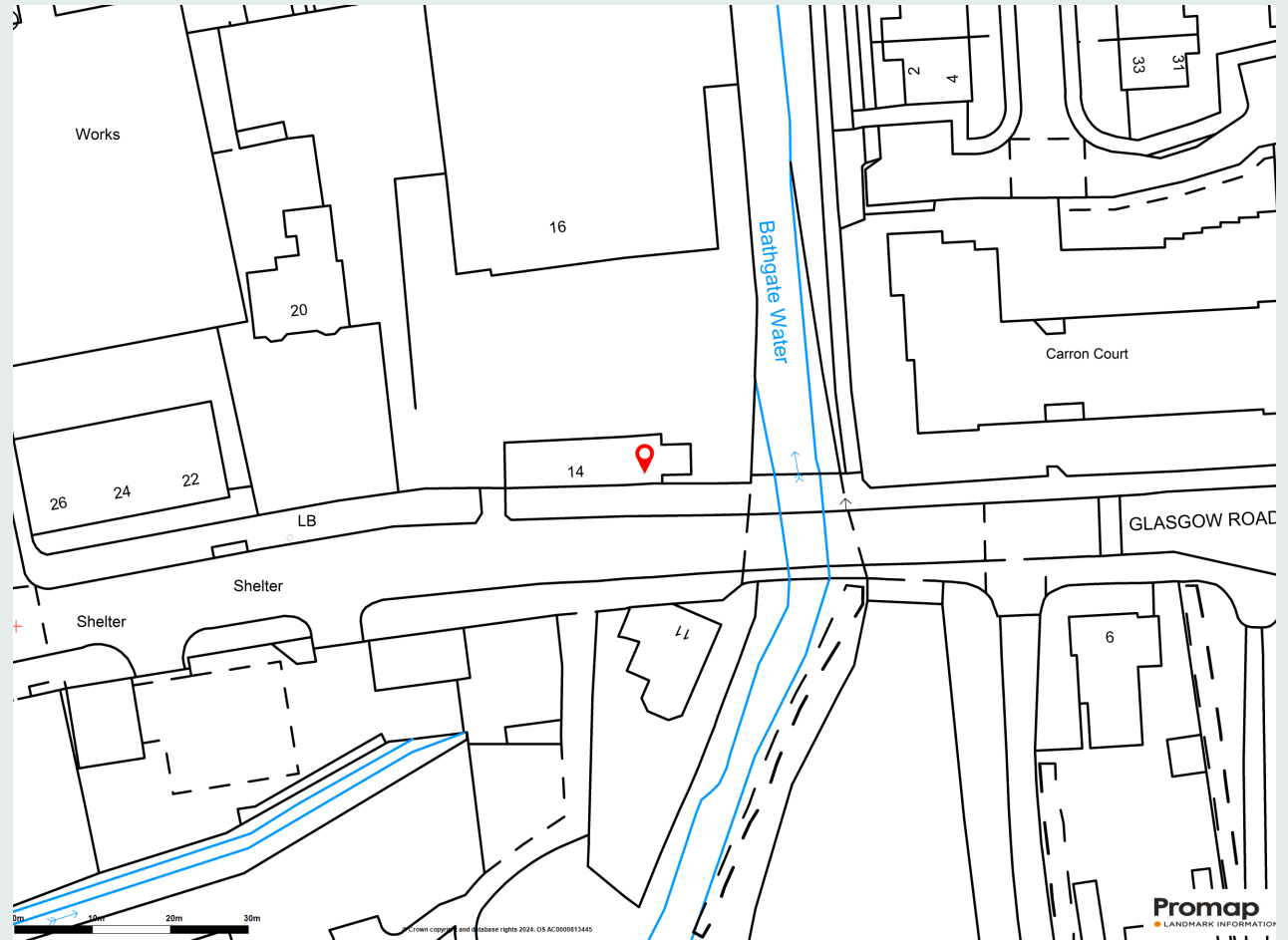
## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



# Property Details

## PROPOSAL:

Our clients are seeking rentals in the order of £8500 per annum plus VAT

## LEGAL COSTS:

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

## VAT:

The property has not been elected for VAT, and as such no VAT is chargeable on the rental.

## VIEWING ARRANGEMENTS:

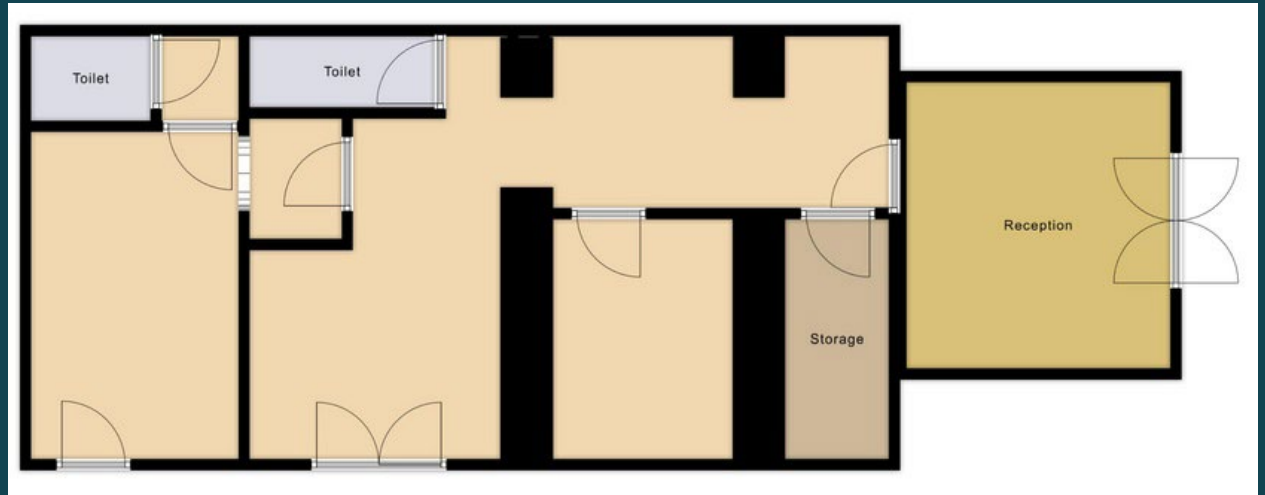
Strictly by contacting the sole letting agents:-



**DM HALL**



Regulated by  
**RICS**



## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Make an enquiry

Graeme Pollock

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07507 562 652

**DM Hall LLP**

**Law House, Fairbairn Place  
Livingston, EH54 6TN**

01506 497010

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