

DM HALL

For Sale

Class 1A Premises

**2 Mill Road,
Bathgate,
West Lothian,
EH48 4JJ**



**207.07 sq m
2,229 sq ft**

Property Details

- Prominent location
- Former salon suitable for alternative uses
- High levels of passing vehicular traffic
- Offers over £185,000 (exclusive of VAT)

LOCATION:

2 Mill Road is centrally located in Bathgate, West Lothian, situated between Edinburgh and Glasgow. The property benefits from a prominent position adjacent to the roundabout where North Bridge Street, Glasgow Road and Menzies Road converge.

The nearby Bathgate Retail Park offers additional amenities, including larger national retailers. Bathgate railway station is also conveniently close, offering regular services to Edinburgh and Glasgow, while the M8 motorway is easily accessible, providing strong transport links to the wider region.

DESCRIPTION:

The subjects comprise a ground floor and basement premises with external rough cast style render and is surmounted by a combination of a pitched and tiled roof, with a separate flat roof section surmounted by what appears to be a bitumen felt or similar style covering.

Internally, the property features a spacious reception area to the front, which leads onto three separate treatment rooms. To the rear, there is a large open plan salon floor with capacity for 12-15 stations, with a tea prep/staff room and WC compartment further noted.

Externally, the property benefits from off street parking/ yard space to the rear.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis as follows:

FLOOR	SQ M	SQ FT
Ground	129.59	1,395
Basement	77.48	834
Total	207.07	2,229



Property Details

SERVICES:

We understand that the property benefits from electrical, gas, water and mains drainage services.

SALE TERMS:

Our clients are seeking offers over £185,000 for the outright purchaser of their heritable interest (Scottish equivalent of English freehold).

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 £14,800 per annum.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

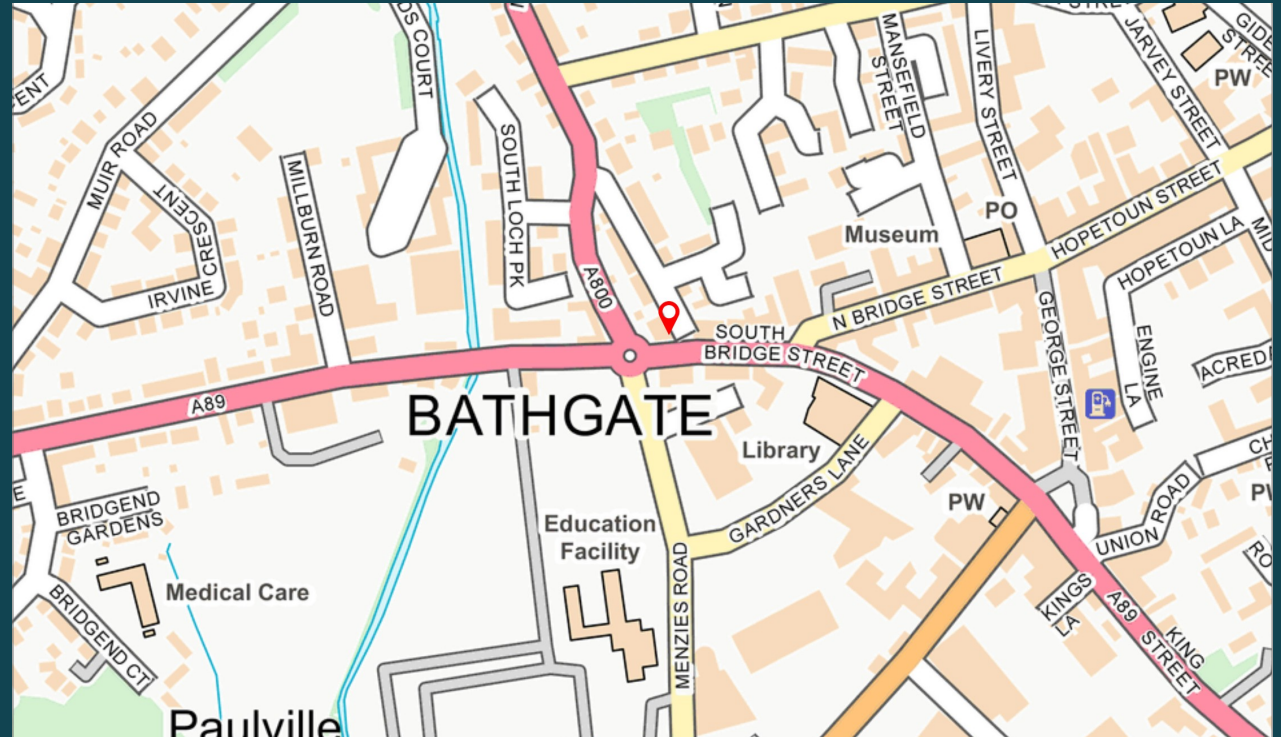
ANTI MONEY LAUNDERING:

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.

DM HALL



Regulated by
RICS



Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) 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 our clients' solicitors