

To Let

Retail

2 King Street,
Bathgate,
EH48 1AX



95.42 sq m
(1,027 sq ft)

Property Details

- Highly visible retail premises
- Free parking nearby
- Potential for 100% rates relief
- 95.42 sq m (1,027 sq ft)
- Offers over £14,500 per annum

LOCATION:

The subjects are located within the West Lothian town of Bathgate, occupying the third largest town within West Lothian housing around 23,000 people.

More specifically, the subjects are located on King Street, Bathgate within a main retail parade. The subjects benefit from easy transport links being located nearby main arterial routes connecting to the M8 and the wider Scottish motorway network. 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.

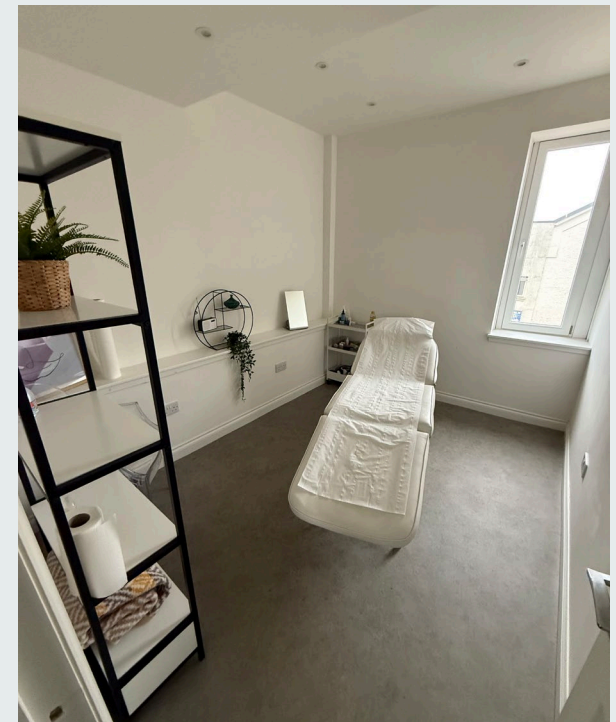
Nearby commercial occupiers include a variety of national and local covenants including Greggs, B&M Home Store and Lidl.

DESCRIPTION:

The subjects comprise a ground and first floor, end-terraced retail unit set within a two-storey sandstone building.

Access is achieved via a recessed aluminium framed, glazed pedestrian access door. The property benefits from a large, glazed, part-return frontage with ample free parking in close proximity.

Internally, the subjects are arranged to provide a modern, recently refurbished retail area to the front, with a rear store and WC.



Property Details

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,500. It is noted under the terms of the Small Business Bonus Scheme, the unit may be eligible for 100% rates relief.

ACCOMMODATION & FLOOR PLANS:

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

Ground floor	51.52 sq m (554 sq ft)
First Floor	43.90 sq m (472 sq ft)

PROPOSAL:

Retail unit available to let at offers over £14,500 per annum.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT. We understand VAT is not chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

DM HALL



Regulated by
RICS



Make an enquiry

Justin Akugbo BSc Hons

Oliver Lawson MSc MRICS

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DM Hall Commercial

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