



eric young & co

Retail

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TO LET

Shop Unit

22 South Bridge Street
Bathgate EH48 1TL



LOCATION

Bathgate is a busy market town located approximately 15 miles west of Edinburgh and 25 miles east of Glasgow immediately adjacent to the M8 motorway. The town has a resident population of approximately 16,000 people and is located within West Lothian with excellent transport links to both Edinburgh and Glasgow.

The premises are located in an excellent, prominent location on South Bridge Street in the heart of the town centre between George Street and Bathgate Retail Park.

Surrounding occupiers include **Farmfoods, The Bus Stop Cafe, Cash Generator, Aulds the Baker, Store 21, Poundland, Money Station, Semi-Chem, Greggs, Clydesdale Bank, Nautica Menswear, Poundstretcher, WH Smith, Subway, Card Factory, Boots, Santander** and **British Heart Foundation** amongst others, whilst the Retail Park on nearby Whitburn Road includes **Focus, Lidl, Argos, Home Bargains** and **Iceland**. A Regional Council Office is located immediately adjacent to the premises.

DESCRIPTION

The premises comprise a large retail unit in with a substantial frontage onto South Bridge Street arranged over ground floor only which provides the following approximate accommodation:-

Ground Floor Gross Internal Area	12,650 sq ft	(1,175 sq m)
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TENURE

The property is held on a long term lease expiring 9 September 2019 at a passing rent of £84,000 per annum with no further rent reviews. The unit is available to either assign or sublet and attractive incentives will be available subject to status.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£149,250**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2017/18 of **£73,431**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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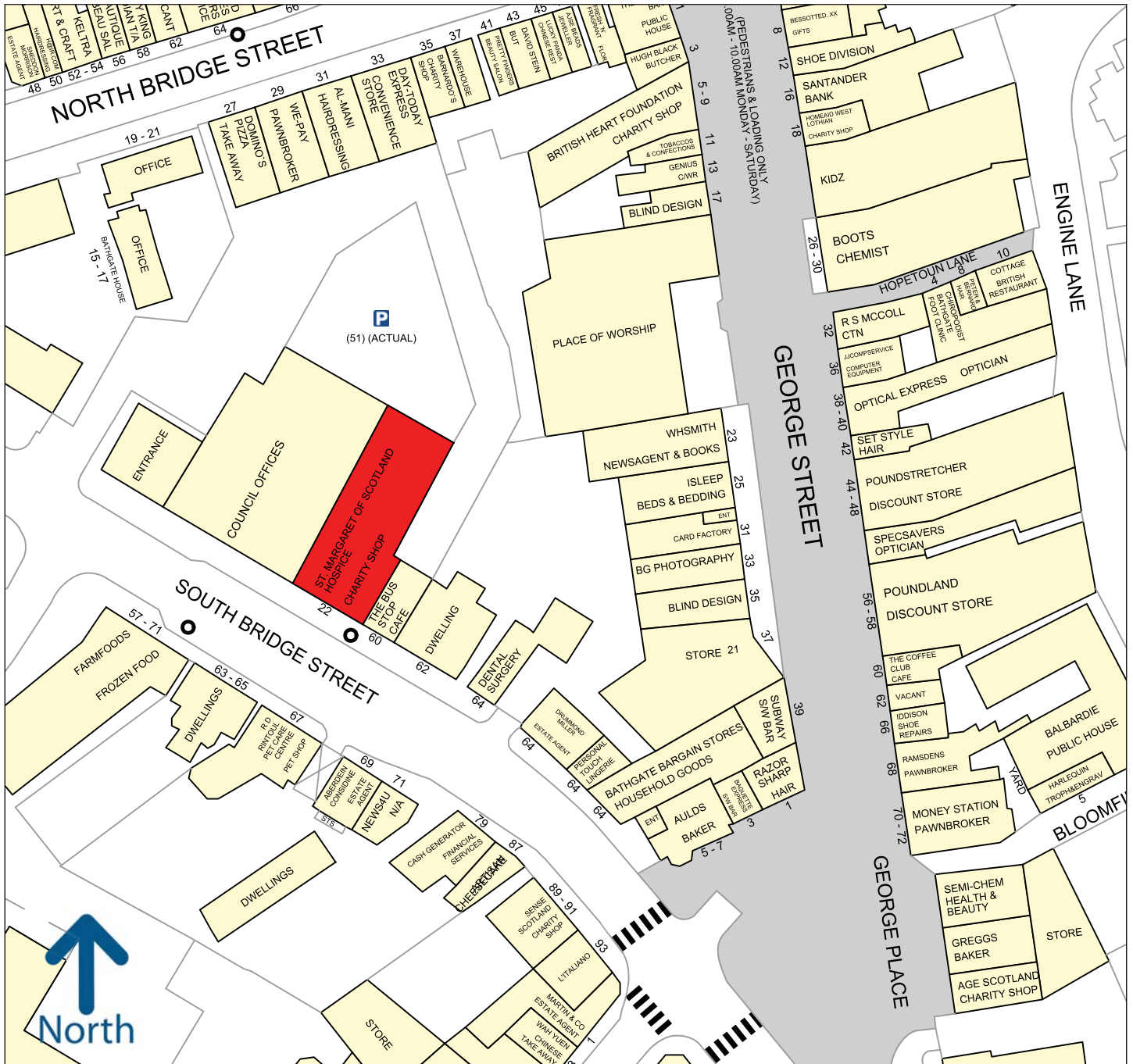
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EJL/JH/BAT50

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