

## TO LET

### Retail / Office Unit

6 George Place  
Bathgate EH48 1NP



#### LOCATION

Bathgate is a busy market town situated in West Lothian with a population of circa 21,000 people. The town is situated approximately 20 miles west of Edinburgh and 30 miles East of Glasgow.

The subjects are situated on the east side of pedestrianised George Place which along with George Street forms the main retail destination in the town. Nearby occupiers include **Subway, Poundland, Semi-Chem** and **Greggs**.

#### ACCOMMODATION

The subjects comprise a ground and first floor unit with outbuilding which extends to the following approximate net internal areas:

Ground Floor	2,223 sq ft	(206.5 sq m)
First Floor	473 sq ft	(44 sq m)
Out Building	404 sq ft	(37.5 sq m)

The unit also benefits from 15 parking spaces.

#### LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

#### PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 2 office consent but may be suitable and considered for alternative uses. Interested parties are advised to speak directly to the Local Planning Authority.

#### RENT

Offers of **£35,000 per annum** exclusive are invited.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£31,800**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£15,264**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

#### 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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eric young & co

See our website for all available properties:

www.eyco.co.uk



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