

25/29 Hopetoun Street Bathgate, West Lothian EH48 4PA

lot 55

Heritable Retail Investment

- Let to Mackays Stores Ltd (t/a M&Co.) until 2033 (subject to options)
- Approximately 552.32 sq m (5,945 sq ft)
- Town centre location close to George Street,
- Bathgate's principal retail thoroughfare
- Nearby occupiers include Boots Optician, Ladbroke's, RBS Bank and BHF
- VAT-free investment

Rent
£28,000
per annum
exclusive



Location

Miles: 18 miles west of Edinburgh
27 miles east of Glasgow
Roads: A89, M8 (Junction 3A)
Rail: Bathgate Railway Station
Air: Edinburgh Airport

Situation

The property is situated in a prominent position on the south side of Hopetoun Street near its junction with George Street, Bathgate's principal pedestrianised retail thoroughfare. Nearby occupiers include Boots Optician, Ladbroke's, RBS Bank and BHF.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor (including accommodation formerly used as a flat). The property benefits from access to the rear via Hopetoun Lane.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/ Ancillary	325.00 sq m (3,498 sq ft)	MACKAYS STORES LIMITED (t/a M&Co.) (1)	Approx 25 years and 8 months from 18/05/2007 until 31/01/2033 on a full repairing and insuring lease (2) (3)	£28,000	18/05/2017 18/05/2022 18/05/2027
First	Ancillary	227.32 sq m (2,447 sq ft)				
Totals		552.32 sq m (5,945 sq ft)			£28,000	

(1) For the year ending 21/02/2014, Mackays Stores Limited reported a turnover of £158,289,000, pre-tax profits of £2,000 and a total net worth of £29,482,000. (Source: www.riskdisk.com 07/04/2015) M&Co has grown organically from a small family business of just 6 stores and now amounts to almost 300. We currently employ more than 3,900 staff, with 3,500 of those based in-store. (Source: www.mandco.com/corporate/our-history/our-history.html)

(2) The tenant has an option to determine the lease following settlement of the May 2017, 2022 and 2027 rent reviews.

(3) The lease is subject to a schedule of condition.

For further details please contact:

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