

20/24 George Street, Bathgate EH48 1PW

lot 89

Modern Retail Investment

- Excellent retailing location on pedestrianised George Street
- Extensive retail frontage
- Fully let to Kidz-Eco CIC
- Neighbouring occupiers include Boots, RS McColl, WH Smith and Poundland

Rent
£35,000 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 eastern side of the pedestrianised George Street. George Street is considered to be the main retailing street within the town. There is on-street car parking on all surrounding streets with a large public car park to the rear of the property. Nearby occupiers include WH Smith, Boots, M&Co and RS McColl. Bathgate is a popular town in West Lothian located on the M8 motorway linking Edinburgh and Glasgow. The town has a population of approximately 15,000 people. The town is 15 miles west of Edinburgh and 25 miles east of Glasgow. Road links are excellent and the town benefits from a rail station with a journey time of 30 minutes to Edinburgh Waverley station.

Description

The subject property comprises a modern two storey building arranged over ground and first floors. The ground floor is used for retail sales with the first floor providing ancillary accommodation. There is a yard area to the rear accessed off Hopetoun Lane providing parking and yard space for the property.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground Floor	Retail	278.30 sq m (2,996 sq ft)	K-ECO CIC (i)	5 years from 12/02/2015 on full repairing and insuring terms	£35,000	11/02/2020
First Floor	Staff and Storage	111.32 sq m (1,198 sq ft)				
Total		389.62 sq m (4,194 sq ft)			£35,000	

(i) For the year ending 30th November 2014, Kidz-Eco CIC reported a total net worth of £21,168 (Source: www.riskdisk.com 21/04/2016).

For further details please contact:

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Joint Auctioneers:

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