

Lot 72

£66,000 per annum exclusive

29-39 George Street, Bathgate, West Lothian EH48 1PG

Heritable Retail Parade Investment



Key Details

- Unbroken parade comprising four retail units with one self-contained office unit
- Approximately 13,456 sq ft of commercial area
- Excellent retailing location on pedestrianised George Street
- Nearby occupiers include WH Smith, Boots the Chemist, Santander and Poundland

On Behalf of a Major Fund Manager

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

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. The property is situated in a prominent position on the western 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 the Chemist, Santander and Poundland.

Description

The property comprises an unbroken parade of four retail units with a self-contained office unit accessed from George Street.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

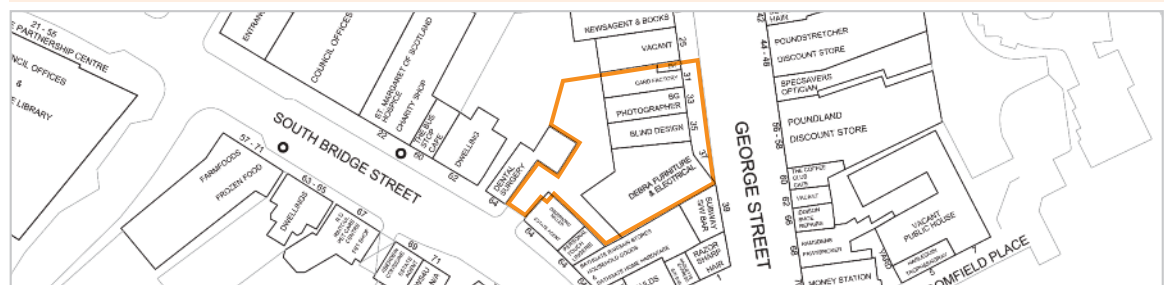
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
29	First	Office	188.12 sq m	(2,025 sq ft)	RUTHERFORD FINANCE LIMITED and CAESAR & HOWIE LIMITED (1)	15 years from 16/05/2004	£13,000	(15/05/2019)
31	Ground	Retail	103.96 sq m	(1,119 sq ft)	SPORTSWIFT LIMITED t/a Card Factory (2)	10 years from 27/06/2011	£17,000	(26/06/2021)
33	Ground First	Retail Ancillary	75.82 sq m 43.10 sq m	(816 sq ft) (464 sq ft)	COLIN STEBBING PHOTOGRAPHY t/a BG Photography	5 years from 14/03/2014	£11,000	(13/03/2019)
35	Ground First	Retail Ancillary	80.57 sq m 42.74 sq m	(867 sq ft) (460 sq ft)	BLIND DESIGN (CONTRACTS) LIMITED	10 years from 09/06/2014 (3)	£11,000	09/06/2019 (08/06/2024)
37/39	Ground First	Retail Ancillary	347.02 sq m 368.80 sq m	(3,735 sq ft) (3,970 sq ft)	DEBRA (4)	6 years from 24/04/2017 (5)	£14,000	24/04/2020 (23/04/2023)
Totals			1,250.13 sq m	(13,456 sq ft)			£66,000	

- (1) Caesar and Howie, the Central Scotland Law Group acts for clients all over Scotland in many aspects of legal and estate agency work, with offices in Alloa, Bathgate, Falkirk, Glasgow, Livingston, and Whitburn and around 90 staff and partners (Source: www.caesar-howie.co.uk 12/06/2017).
- (2) For the year ending 31st January 2016, Sportswift Limited reported a turnover of £362,226,000, pre-tax profits of £92,210,000 and a total net worth of £80,967,000 (Source: Experian Group 07/06/2017). Card Factory is the UK's leading specialist retailer of greetings cards, gift dressings and associated gift and party products, with over 850 stores and c. 6,5000 staff (Source: www.cardfactory.co.uk 12/06/2017).
- (3) The lease provides a tenant option to determine on 09/06/2019.
- (4) Founded in 1978, DEBRA is a national charity that supports individuals and families affected by Epidermolysis Bullosa (EB) and has over 100 charity shops across the UK (Source: www.debra.org.uk 12/06/2017).
- (5) The lease provides a tenant option to determine on 24/04/2020.



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