

# Lot 59

£20,000 per annum exclusive (2)

48 George Street,  
**Bathgate, West Lothian EH48 1PD**  
 Heritable Retail Investment



## Key Details

- Let to Specsavers until 2024
- October 2018 tenants break removed
- Prominent pedestrianised town centre location
- Nearby occupiers include WH Smith, Boots the Chemist, Santander, Poundland and Greggs

## Location

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

## Situation

Bathgate is a popular town in West Lothian located on the M8 motorway linking Edinburgh and Glasgow. The property is situated in a prominent position on the east side of the pedestrianised George Street, Bathgate's main retail thoroughfare. Nearby occupiers include WH Smith, Boots the Chemist, Santander, Poundland and Greggs.

## Description

The property comprises retail accommodation on the ground floor.

## Tenure

Heritable (Scottish equivalent of freehold).

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	175.6 sq m (1,890 sq ft)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (1)	15 years from 28/10/2008 until 27/10/2023 on a full repairing and insuring lease	£20,000 (2)	28/10/2018
<b>Total</b>		<b>175.6 sq m (1,890 sq ft)</b>			<b>£20,000 (2)</b>	

- (1) For the year ending 28th February 2017, Specsavers Optical Superstores Limited reported a turnover of £716,509,000, a pre-tax profit of £32,772,000 and a total net worth of £54,000,000 (Source: Experian Group 13/4/2018).
- (2) Under the terms of the lease, the current rent reserved is £10,000 per annum exclusive (p.a.x.), up to and including 27/08/2018. From 28/08/2018 the rent increases to £20,000 per annum exclusive (p.a.x.). The seller will pay the buyer the difference between £10,000 p.a.x. and £20,000 p.a.x. from completion of sale until the 28th August 2018. Therefore the property will produce £20,000 p.a.x. from completion of the sale.



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