14/18 George Street, Bathgate, EH48 1PW

Heritable Retail & Beauticians Investment





Key Details

- · Pedestrianised Town Centre Location
- · 2 Shops and First floor Beauticians
- · Future alternative use potential on the upper floor
- · Nearby occupiers include SpecSavers, WHSmith & **Boots**

On Instructions of a Major Property Company

Miles: 20 miles west of Edinburgh 25 miles east of Glasgow Roads: A89, M8, A71 Bathgate Scot Rail Air: Edinburgh 7 Glasgow airports

Situation

Bathgate is a commuter town in West Lothian, approximately 20 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 eastern side of the pedestrianised George Street, the main retailing street within the town. Nearby occupiers include Boots, British Heart Foundation, SpecSavers, WHSmith amongst a number of local traders

Description

The property comprises two ground floor shops and a self contained beauticians at first floor.

Tenure

Heritable

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack as www.acuitus.co.uk



Tenancy and accommodation

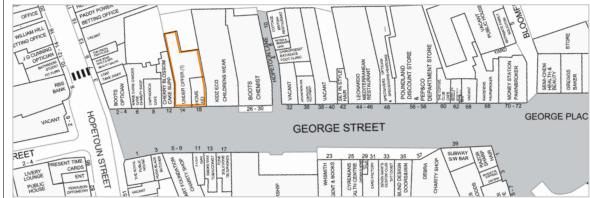
Floor	Use	Floor Ai (Appro		Tenant	Term	Rent p.a.x.	Reversion
No.14 Ground	Retail	145.72 sq m	(1,568 sq ft)	West Lothian 50+ Network	(1)	£12,500 (1) (2)	
No.18 Ground	Retail	78.29 sq m	(842 sq ft)		5 years from 01/05/2020	£9,000	2025
No. 16 First	Retail	76.29 sq m	(821 sq ft)	INDIVIDUAL t/a Rattana Love (4)	Term of years expiring 05/11/2023	£3,375 (3)	2023
Total		300.30 sq m	(3,231 sq ft)			£24,875 (1)	

- (1) Terms provisionally agreed for a new 5 year lease at £12,500 p.a. with a rent deposit. Negotiations are ongoing. (2) There is a 3 month rent free period. If lease formalised before completion of the sale then the Seller will top up the rent from
- completion of the sale until expiry of the rent free period, by way of an allowance on completion of the sale.

 (3) Rent deposit held of £2,066. 2021 option to determine NOT exercised

 (4) The Thai Massage Wellness Centre www.the-thai-massage.co.uk

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to www.westlothian.gov.uk



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