

# ATTRACTIVE INVESTMENT OPPORTUNITY

- > 5 COMMERCIAL UNITS PROMINENTLY LOCATED WITHIN BATHGATE
- > **OFFERS OVER £575,000**
- > MIX OF VACANT AND TENANTED PROPERTIES
- > POTENTIAL REVERSIONARY YIELD OF 11.62%
- > ADJACENT TO PUBLIC CAR PARK
- > EXCELLENT TRANSPORT LINKS ACROSS THE CENTRAL BELT



## MIXED-USE PORTFOLIO FOR SALE

**13,15,17 & 19-21 KING STREET, BATHGATE, EH48 1NU**

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## LOCATION

Bathgate is an established West Lothian commuter town situated just off Junction 3A of the M8 motorway which is the main trunk road through Central Scotland linking Edinburgh in the east and Glasgow in the west.

More specifically, the subject properties are located on the south side of King Street within Bathgate's town centre. This location is immediately south of Bathgate's primary town centre facilities, benefitting from high levels of pedestrian footfall, passing vehicular traffic along with a free car park adjacent to the subjects.

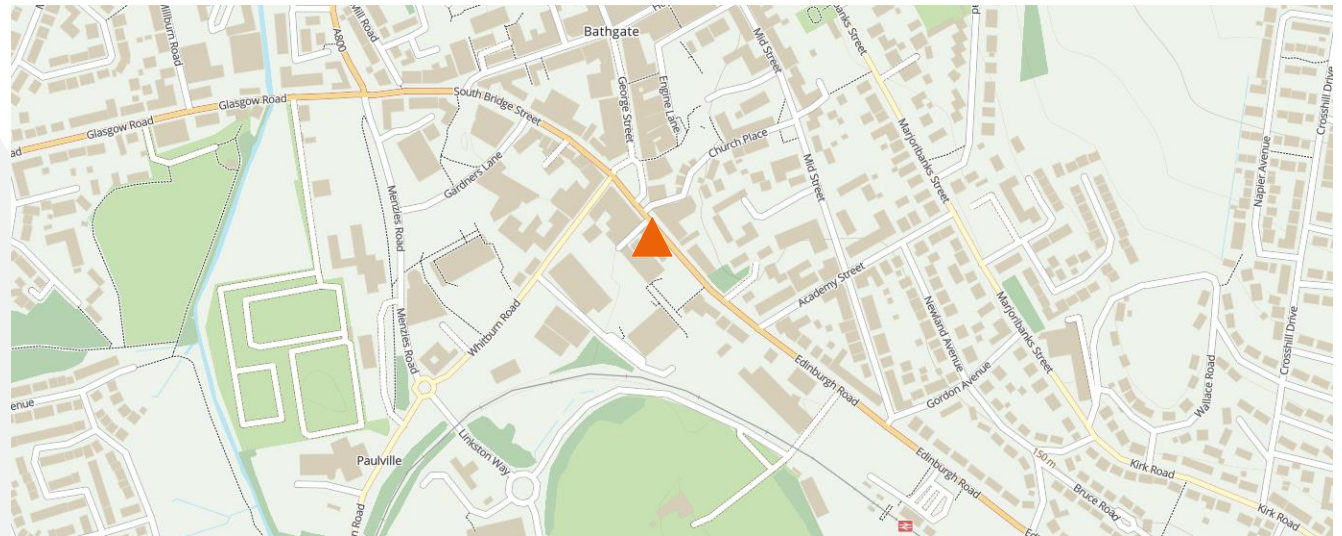
The neighbouring occupiers include a variety of local and national occupiers such as Pizza Hut, the Railway Tavern, The Gateway and Costa.

## DESCRIPTION

The portfolio comprises 5 commercial properties with number 13, 15 & 17 King Street currently tenanted whilst units 19 & 21 King Street are vacant.

13 King Street comprises industrial premises and number 15 King Street comprises a retail warehouse which are both positioned to the rear. 17 King Street is a lower ground floor retail premises contained within a two-storey block.

19 & 21 King Street are currently vacant. Suitable for Class 1A use they are accessed from King Street by shared stairs and an accessible ramp. The building is set back from King Street, which is the main vehicular thoroughfare that leads to the town centre, therefore, benefitting from extremely high volumes of passing traffic. These units would be suitable for retail, office or café use.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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No.13	SQM	SQFT
Ground Floor	364.74	3,926

No.15	SQM	SQFT
Ground Floor	323.68	3,484

No.17	SQM	SQFT
Ground Floor	30.83	332

No.19	SQM	SQFT
Ground Floor	43.91	473

No. 21	SQM	SQFT
Ground floor	35.83	386
Basement	21.58	232

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

**EPC**

Released on application.

**RATEABLE VALUE**

The subjects are entered in the current Valuation Roll at a rateable value of :-

- 13 King Street - £14,900
- 15 King Street - £15,800
- 17 King Street - £ 4,250
- 19 King Street - £7,900
- 21 King Street – £7,000

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.



**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**ANTI MONEY LAUNDERING REGULATIONS**

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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**PRICE**

Offers over £575,000 which reflects a reversionary yield of 11.62%.

**LEGAL COSTS**

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

**TENANCY SCHEDULE**

Lease documentation available on request.



Address	Tenant	Rent (Per annum)	Commencement Date	Term	Tenant Break Option /Rent Review/Notes
13 King Street	Homestore Online Ltd	£16,500	10/01/2020	10 years	10/01/2025 (TBO) 10/01/2026 (RR)
15 King Street	Roy Baillie	£21,000	23/01/2020	10 years	23/01/2025 (RR)
17 King Street	Mr Motivapor LTD	£5,000	01/07/2019	5 years	Personal Guarantee
19 King Street 21 King Street	Vacant Vacant	ERV - £8,500 ERV - £7,000			



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