

INVESTMENT/ DEVELOPMENT OPPORTUNITY

- > POPULAR ENTERTAINMENT VENUE
- > LOCATED IN THE WEST LOTHIAN TOWN, BATHGATE
- > OFFERS OVER £100,000
- > PASSING RENT £15,600 PER ANNUM
- > ATTRACTIVE NET INITIAL YIELD OF 10.22%
- > CURRENTLY LET TO BUJ95 LTD
- > LARGE OUTDOOR LICENSED SEATING AREA TO REAR
- > POTENTIAL FOR RESIDENTIAL DEVELOPMENT
- > FREE CAR PARKING IN CLOSE PROXIMITY



FOR SALE

INGLEWOOD COTTAGE, GARDNERS LANE, BATHGATE, EH48 1TP

CONTACT: Emily Anderson, emily.Anderson@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



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.

The subject premises are situated on the south east side of Gardners Lane within close proximity to South Bridge Street which benefits from high levels of footfall, vehicular traffic and national and local commercial occupiers. The neighbouring occupiers include a variety of local and national occupiers such as Lidl, Aldi & Bathgate Partnership Centre.

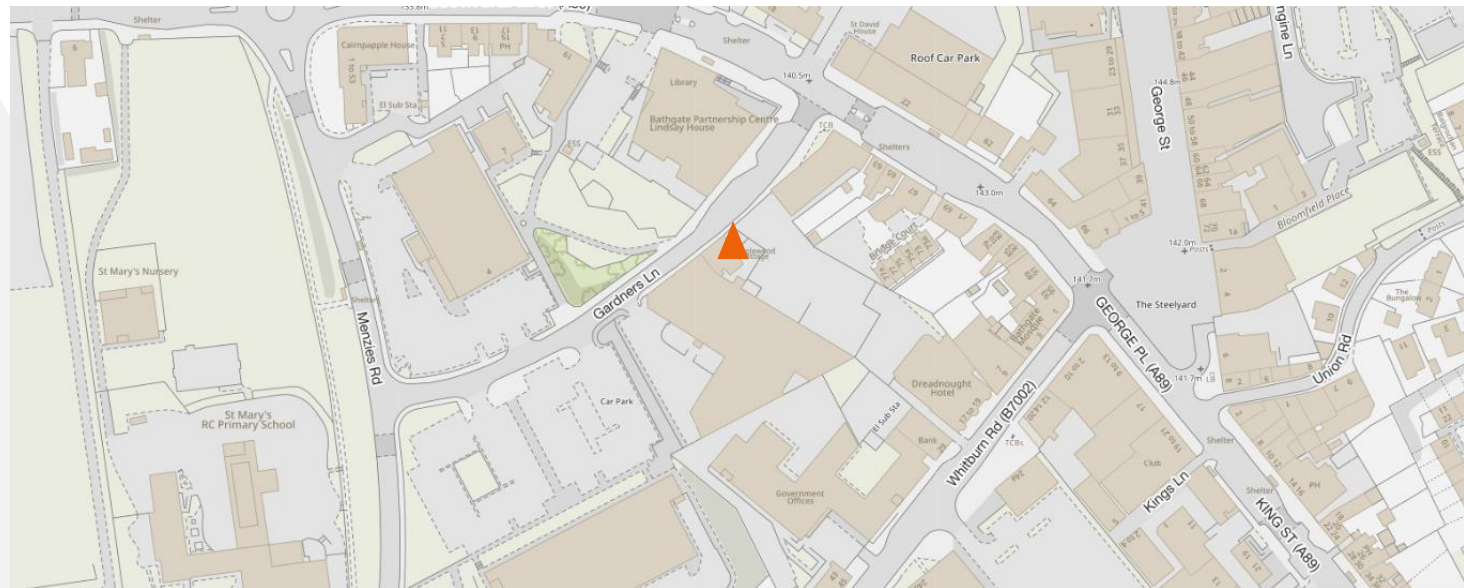


DESCRIPTION

The subjects comprise of a music venue arranged over the ground floor of a single storey stone built property under a pitched and slated roof. The property benefits from a single storey brick built extension to the rear under a flat felt roof. Internally the accommodation is fitted out to a high standard comprising of a performance/stage area, bar servery, numerous seating areas, cellar and WC facilities. Externally, there is a licensed outdoor seating area.

PRICE

Our client is seeking offers in excess of £100,000 reflecting a NIY of 10.22% assuming purchaser's costs of 1.75%.



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

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

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	101.90	1,097
TOTAL	101.90	1,097

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

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £14,400 which result in net annual payable rates of approximately £7,171.

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.

PLANNING

This property has the potential for residential or alternate commercial uses subject to planning. The link below provided access to previous planning application;

<https://planning.westlothian.gov.uk/publicaccess/applicationDetails.do?keyVal=ZZZWTRJJV486&activeTab=summary>

TENANCY

The subjects are let to BUJ95 Ltd for 5 years from 22nd November 2019 until 21st November 2024 at a current passing rent of £15,600 per annum.

VAT

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

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.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers 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.

EPC

Released on application.



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

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

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

www.shepherd.co.uk

