

FOR SALE

VAT FREE
HOT FOOD
TAKEAWAY

Located in the West Lothian town
of Bathgate

Offers over £140,000

Passing rent £13,000 per annum

Premises extend to 88.50 sqm (953
sqft)

FRI Lease expiring December 2035

Net Initial Yield of 9.12%

Currently trading as Spice Magic



26A HOPETOUN STREET, BATHGATE, EH12 9EB

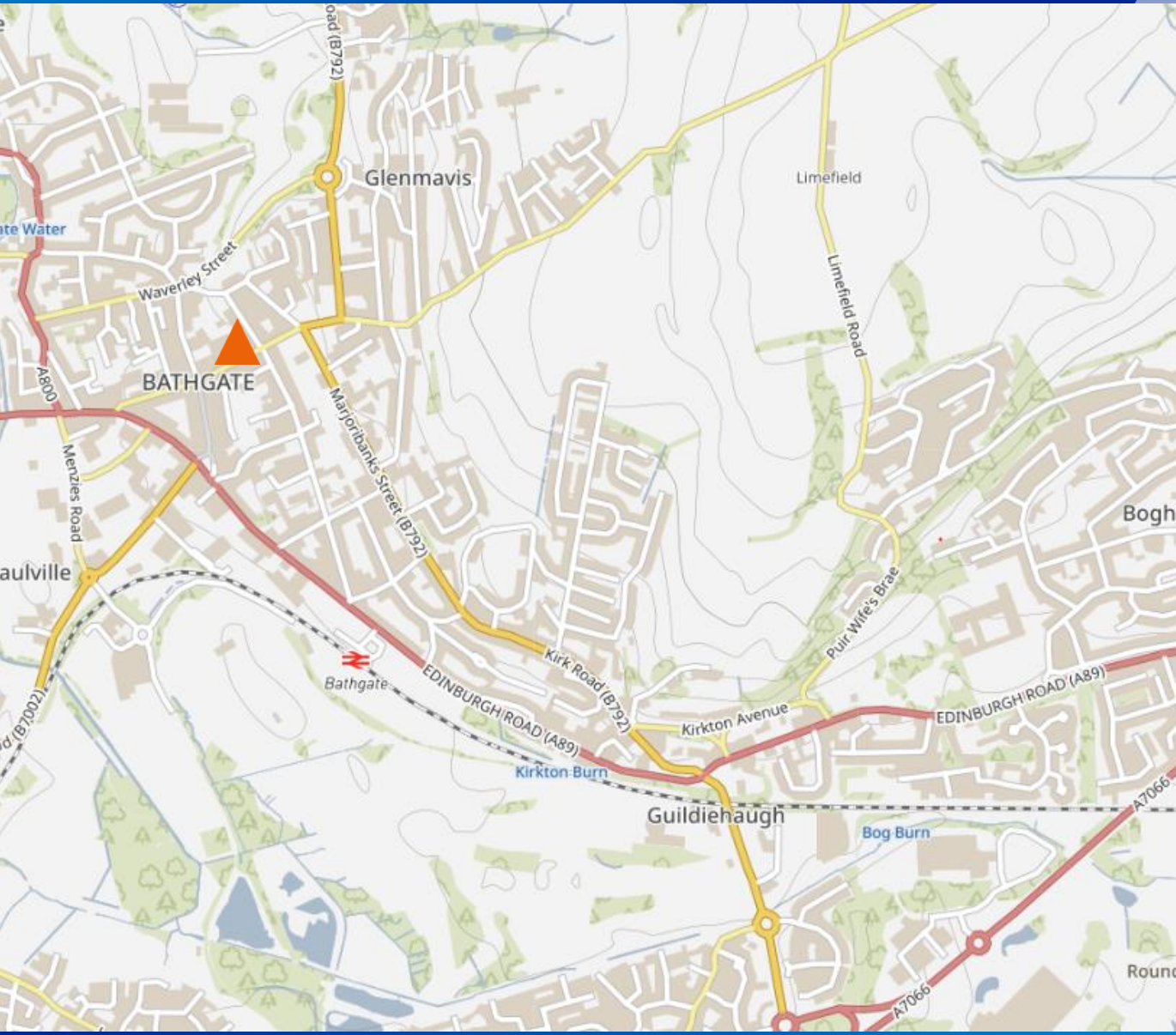
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Location

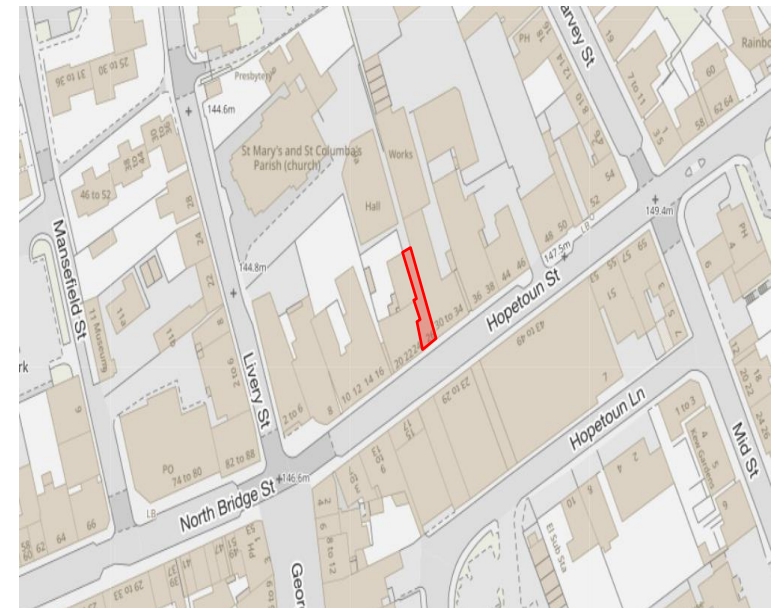
26A HOPETOUN STREET, BATHGATE, EH48 4EU



Location

The subjects are located within the West Lothian town of Bathgate, 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 property is located on the north side of Hopetoun Street in a block bounded by Jarvey Street to the east and Livery Street to the west within a mixed residential/commercial location. Hopetoun Street benefits from high levels of footfall and vehicular traffic. The area is home to both national and local occupiers including Ladbrokes, Royal Bank of Scotland, Paddy Power & Burger Bun.



Hot Food Takeaway in
Bathgate



FIND ON GOOGLE MAPS



Description

26A HOPETOUN STREET, BATHGATE, EH48 4EU



Description

The subjects comprise a hot food takeaway premises arranged over the ground floor of a two storey and attic mid terraced block. The premises benefits from a large glazed aluminum frontage, providing exceptional exposure onto the busy throughfare.

Internally, the accommodation comprises a front sales area, fully equipped commercial kitchen and food preparation area. To the rear the property has storage, WC compartment and an office space. There is also a fire exit.

Accommodation

Description	m ²	ft ²
Ground Floor	88.50	953
TOTAL	88.50	953

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Tenancy

The subjects are let on an FRI basis to Afzaal Hassaan at a rental of £13,000 per annum. The lease began in June 2023 and expires December 2035. There are rent reviews every 5 years as well as an option to extend for a further 5 years upon lease expiry. There is no deposit currently being held for the duration of the lease.

Price

Our client is seeking offers in excess of £140,000 reflecting a NIY of 9.12%, assuming purchaser's costs of 1.80%.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £10,100 which qualifies for 100% rates relief under the Small Business Rates Relief.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of beginning the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

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.

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. **July 2024**



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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)/occupier(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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