

FOR SALE

VAT FREE
HOT FOOD
TAKEAWAY

Located in the West Lothian town
of Bathgate

Offers over £185,000

Passing rent £18,720 per annum

Premises extend to 62.49 sqm (673
sqft)

FRI Lease expiring May 2039

Attractive Net Initial Yield of 9.94 %

Currently trading as Kurry King



WHAT 3 WORDS



58 NORTH BRIDGE STREET, BATHGATE, EH48 4PP

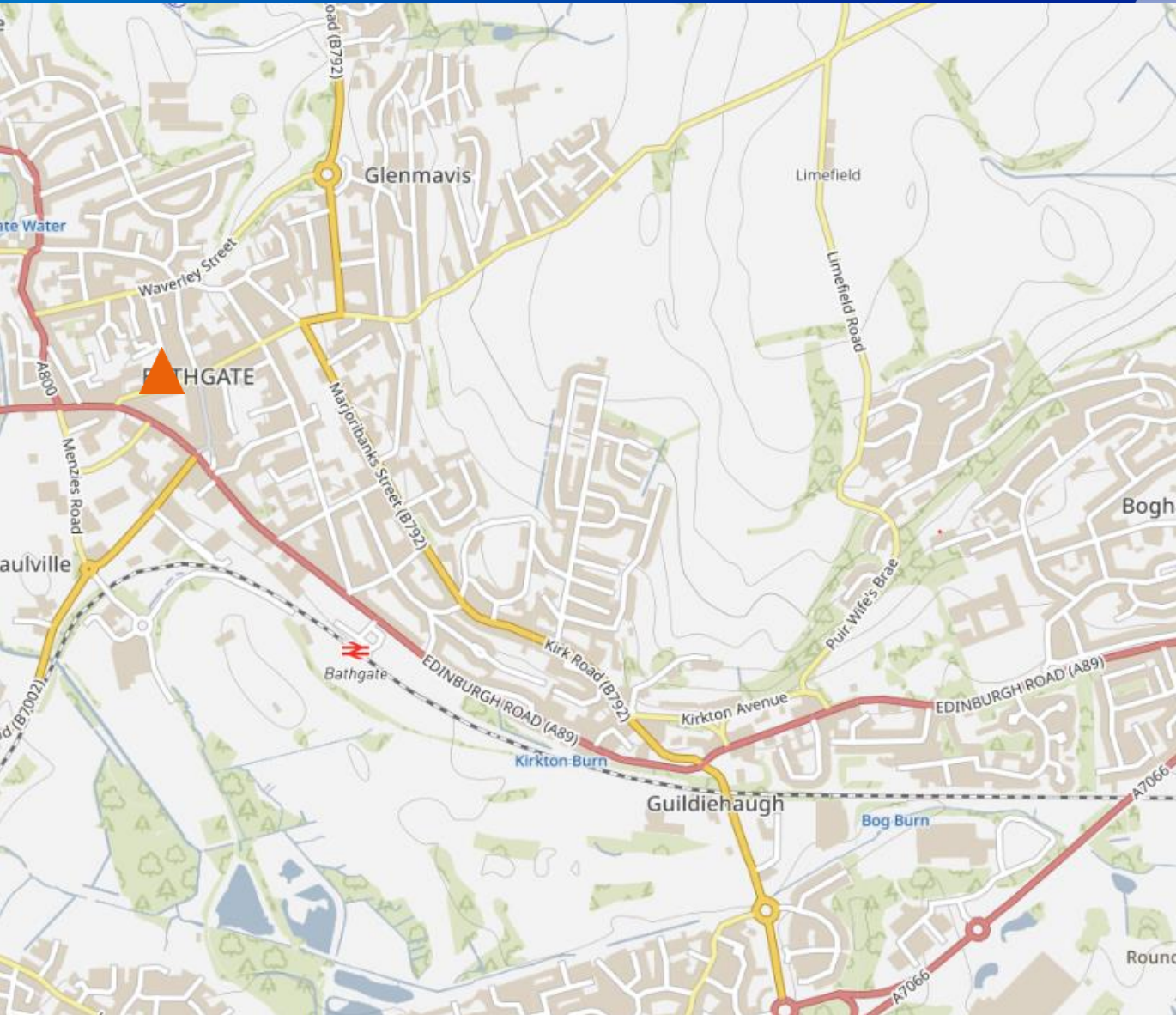
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

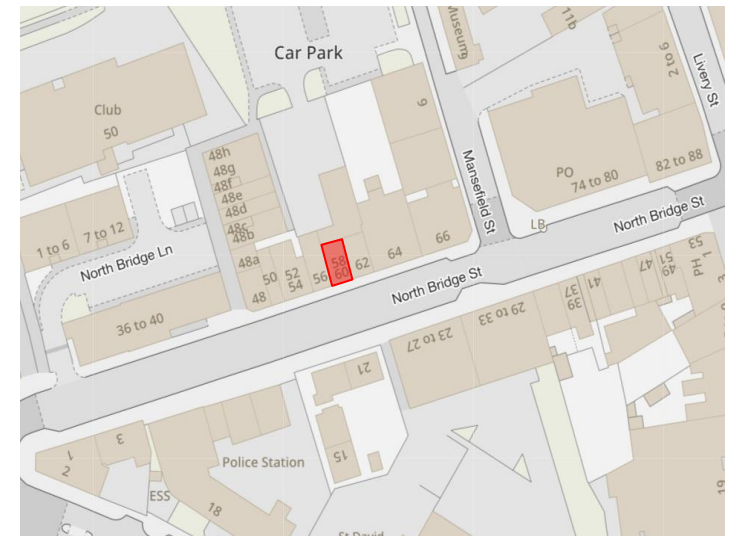
58 NORTH BRIDGE STREET, BATHGATE, EH48 4PP



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 North Bridge Street & to the north east of South Bridge Street (A89) within a mixed residential and commercial location. The subjects are located on a bustling thoroughfare which benefits from high levels of passing traffic and footfall. National and local occupiers in close proximity include Dominos, Day Today Express, Wheatly Group & Turkish barbers.



Hot Food Takeaway in
Bathgate



FIND ON GOOGLE MAPS



Description

58 NORTH BRIDGE STREET, BATHGATE, EH48 4PP



Description

The subjects comprise a hot food takeaway premises arranged over the ground floor of a two-storey mid terraced block under a pitched and slated roof.

Internally, the accommodation comprises a front sales area, food preparation area as well as a fully equipped commercial kitchen, storage and WC compartment to the rear. The premises benefits from a large glazed aluminum frontage, providing exceptional exposure onto the busy thoroughfare.

Accommodation

Description	m ²	ft ²
Ground Floor	62.49	673
TOTAL	62.49	673

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 Mrs Shenaz Mohammed at a rental of £18,720 per annum. The lease was renewed in May 2024 and expires May 2039. There are rent reviews every 4 years as well as an option to extend for a further 6 years upon lease expiry. The family run business has operated in the property for over 20 years.

Price

Our client is seeking offers in excess of £185,000 reflecting a NIY of 9.94%, assuming purchaser's costs of 1.75%.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £9,800 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. **AUGUST 2024**



Get in Touch

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



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA
t: 0131 225 1234



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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