

## RETAIL PREMISES

- > LOCATED IN WEST LOTHIAN TOWN OF BATHGATE
- > PREMISES EXTENDS TO 42.76 SQM (460 SQFT)
- > **OFFERS OVER £8,000 PER ANNUM**
- > BENEFITS FROM SMALL BUSINESS RATES RELIEF
- > FREE ON STREET CAR PARKING
- > SUITABLE FOR A VARIETY OF USES
- > CLASS 1A CONSENT



**TO LET**

**172 SOUTH MID STREET, BATHGATE EH48 1DY**

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## LOCATION

South Mid Street is located 0.3 miles south of Bathgate's Town Centre and directly opposite from Bathgate Railway Station. The local area is largely characterised as a mixed-use location comprising commercial and residential occupiers, including VPZ, BJS Barbers and Golden Swallow restaurant.

## DESCRIPTION

The subjects comprise a single window lock up Class 1A unit arranged over the ground floor of a two storey end terraced retail parade. The accommodation benefits from a formally split front and back shop and has rear access to an external W.C. compartment. The unit would be suitable for a variety of uses including office or café subject to the necessary planning consent.

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £4,250 per annum which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

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.

## LEASE TERMS

The subjects are being offered on a full repairing and insuring new lease basis for a term to be agreed incorporating regular rent reviews at offers over £8,000 per annum.

## EPC

Released on application.

## LEGAL COSTS

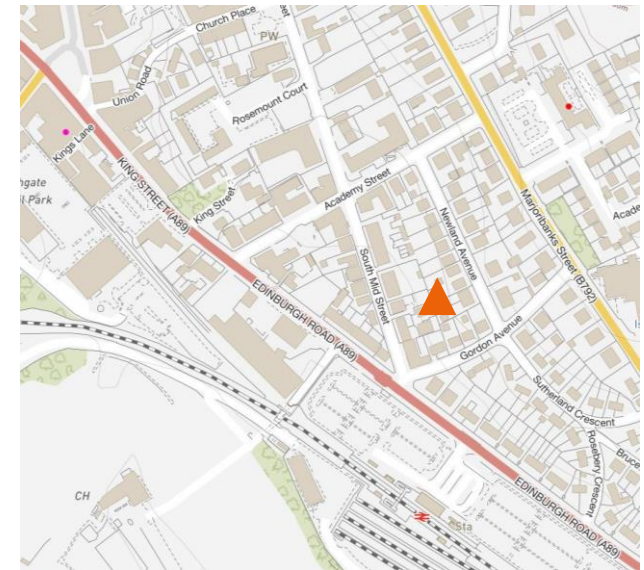
Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



## 172 SOUTH MID STREET, BATHGATE EH48 1DY

ACCOMMODATION	SqM	SqFt
Ground Floor	42.76	460
<b>TOTAL</b>	<b>42.76</b>	<b>460</b>

*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.*



**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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