

RETAIL/OFFICE PREMISES

- > RECENTLY REFURBISHED RETAIL/OFFICE UNIT
- > LOCATED WITHIN BATHGATE, WEST LoTHIAN
- > PREMISES EXTENDS TO 74.32M² (799 SQFT)
- > **OFFERS OVER £7,000 PER ANNUM**
- > **OFFERS OVER £75,000 TO PURCHASE**
- > BENEFITS FROM SMALL BUSINESS RATES RELIEF
- > FREE ON STREET CAR PARKING IN CLOSE PROXIMITY
- > SUITABLE FOR A VARIETY OF USES



FOR SALE/TO LET

82 LIVERY STREET, BATHGATE, EH48 4HR

CONTACT: Steven Clarke, steven.clarke@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

The subject property is located on the west side of Livery Street, between Waverly Street to the north and North Bridge Street to the south within the West Lothian town of Bathgate. Livery Street comprises a mixture of residential and commercial occupiers.

Neighbouring commercial occupiers include, U Save, The Twig Nite Club and ACE Exhausts & Tyres.

DESCRIPTION

The subjects comprise a single windowed lock up premises arranged over the ground floor of a single storey brick built property. Formally a betting shop, the unit has recently been refurbished and benefits from an open plan space suitable for office or retail use, tea preparation area to the rear and WC facilities.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £6,700 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.

PRICE

The property is available to purchase on a freehold basis with vacant possession at offers over £75,000.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £7,000 per annum.

EPC

Released on application.

VAT

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

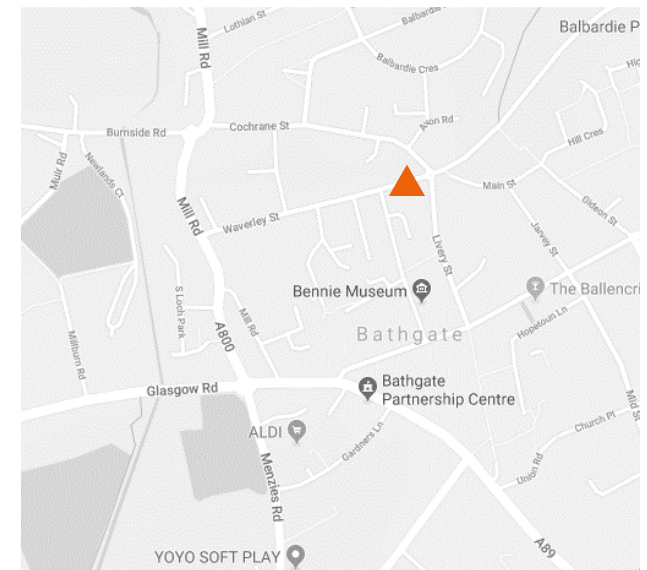
LEGAL COSTS

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



ACCOMMODATION	SqM	SqFt
Ground Floor	74.32	799
TOTAL	74.32	799

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

Steven Clarke steven.clarke@shepherd.co.uk & Emily Anderson emily.anderson@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. **3RD JANUARY 2020**