

# Lot 37

£24,875 Per Annum  
Exclusive (1)

## 14/18 George Street, Bathgate, EH48 1PW Heritable Retail & Beauticians Investment



### Key Details

- Pedestrianised Town Centre Location
- 2 Shops and First floor Beauticians
- Future alternative use potential on the upper floor
- Nearby occupiers include SpecSavers, WHSmith & Boots

### On Instructions of a Major Property Company

#### Location

Miles: 20 miles west of Edinburgh  
25 miles east of Glasgow

Roads: A89, M8, A71

Rail: Bathgate Scot Rail

Air: Edinburgh 7 Glasgow airports

#### Situation

Bathgate is a commuter town in West Lothian, approximately 20 miles west of Edinburgh and 25 miles east of Glasgow. Road links are excellent and the town benefits from a rail station with a journey time of 30 minutes to Edinburgh Waverley station. The property is situated in a prominent position on the eastern side of the pedestrianised George Street, the main retailing street within the town. Nearby occupiers include Boots, British Heart Foundation, SpecSavers, WHSmith amongst a number of local traders

#### Description

The property comprises two ground floor shops and a self contained beauticians at first floor.

#### Tenure

Heritable.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

See legal pack as [www.acuitus.co.uk](http://www.acuitus.co.uk)

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
No.14 Ground	Retail	145.72 sq m (1,568 sq ft)	West Lothian 50+ (1) Network		£12,500 (1) (2)	
No.18 Ground	Retail	78.29 sq m (842 sq ft)	HOMEAID WEST LOTHIAN LTD t/a Homeaid	5 years from 01/05/2020	£9,000	2025
No. 16 First	Retail	76.29 sq m (821 sq ft)	INDIVIDUAL t/a Rattana Love (4)	Term of years expiring 05/11/2023	£3,375 (3)	2023
<b>Total</b>		<b>300.30 sq m (3,231 sq ft)</b>			<b>£24,875 (1)</b>	

- (1) Terms provisionally agreed for a new 5 year lease at £12,500 p.a. with a rent deposit. Negotiations are ongoing.
- (2) There is a 3 month rent free period. If lease formalised before completion of the sale then the Seller will top up the rent from completion of the sale until expiry of the rent free period, by way of an allowance on completion of the sale.
- (3) Rent deposit held of £2,066. 2021 option to determine NOT exercised
- (4) The Thai Massage Wellness Centre - [www.the-thai-massage.co.uk](http://www.the-thai-massage.co.uk)

#### Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to [www.westlothian.gov.uk](http://www.westlothian.gov.uk)



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