

# TO LET

Retail Premises

44-46 George Street  
Bathgate  
EH48 1PD



## LOCATION

Bathgate is a busy West Lothian town located approximately 20 miles west of Edinburgh, with a population of some 21,000. The town benefits from good communication links as it lies on the A89 trunk road and is situated just to the north of Junction 3A of the M8 motorway.

The property occupies a prime pitch on the east side of the pedestrianised George Street, the main retail thoroughfare in the town.

Nearby occupiers include Poundland, WH Smith, Boots, Subway, Store Twenty One and Specsavers.

## DESCRIPTION

The subjects comprise a ground floor shop unit with ancillary accommodation at first and second floors and extend to the following approximate areas:

Gross Frontage:	11.70m	38' 5"
Net Frontage:	10.75m	35' 3"
Shop Depth:	29.70m	97' 5"
Built Depth:	37.90m	124' 4"
Ground Floor:	403.71 sq m	4,345 sq ft
First Floor:	576.82 sq m	6,209 sq ft
Second Floor:	90.00 sq m	969 sq ft
<b>TOTAL:</b>	<b>1,070.53 sq m</b>	<b>11,523 sq ft</b>

The property benefits from a shared rear loading bay.

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**RENTAL**

Rental offers in the region of £50,000 per annum exclusive are invited.

**RATEABLE VALUE**

We are verbally informed by the Local Rating Authority that the rating assessment for 2017/2018 is as follows:

Rateable Value: £47,200  
Rates Payable: £21,995

The Uniform Business Rate for 2017/18 is 46.6p in the £.

**ENERGY PERFORMANCE CERTIFICATE**

Available upon application.

**LEGAL EXPENSES**

Each party will bear their own legal expenses incurred in connection with this transaction.

**VAT**

All prices are quoted exclusive of VAT.

**VIEWING & FURTHER INFORMATION**

Strictly by appointment through the sole letting agent:

Donald M Syme  
T: 0141 285 7943  
E: donald@symeproperty.co.uk

**IMPORTANT NOTICE**

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. March 2018.