



**FOR SALE/MAY LEASE (subject to obtaining
Vacant Possession)
DEVELOPMENT OPPORTUNITY**

**17 GEORGE PLACE,
BATHGATE, WEST LOTHIAN,
EH48 1NX**

- Former restaurant in town centre location
- Highly visible premises
- 469 sq m (5044 sq ft)
- Offers in region of £425,000.
- Rent on application

LOCATION:

Bathgate is a commuter town in West Lothian, approximately 20 miles west of Edinburgh. It holds a population of approximately 21,000 people with excellent communication links via road and rail across the central belt.

The subjects are situated on the southern side of George Street in Bathgate, benefitting from a prominent town centre location with high passing footfall and traffic.

DESCRIPTION:

The subjects comprise a stone-built property surmounted by a pitched roof. The subjects benefit from a large, glazed frontage secured by roller shutters.

Access is afforded through a recessed entrance and internally, the subjects are presently laid out to provide restaurant accommodation with a spacious open dining/function room, office, kitchen, male, female and disabled WC facilities, and storage.

ACCOMMODATION:

The space has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and are as follows:

469 sq m (5044 sq ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £50,200 per annum.

SALE/LEASE TERMS:

Our clients are seeking offers in the region of £425,000 for their freehold interest in the property.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT which may be chargeable. VAT status to be confirmed.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

12 Grampian Court,
Beveridge Square,
Livingston, EH54 6QF
Tel: 01506 479010

EMAIL: Graeme.Pollock@dmhall.co.uk
Helana.Clarkson@dmhall.co.uk

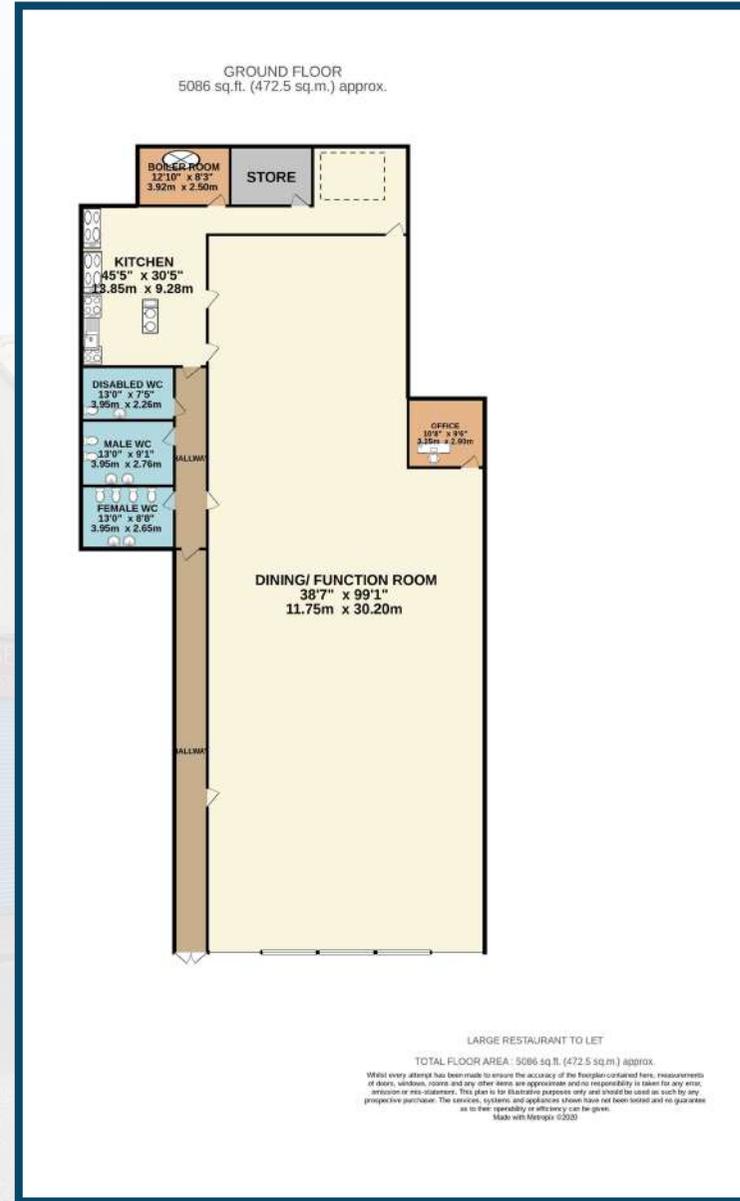
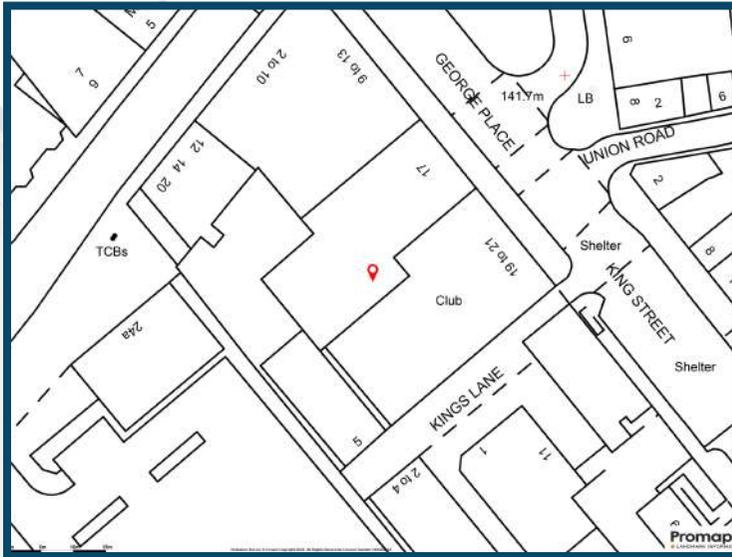
VIEWING:

Strictly by arrangement with the agents.

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IMPORTANT NOTE

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