

# DM HALL

## To Let

### Class 1A Premises

133A Glasgow Road  
Bathgate  
West Lothian  
EH48 2QN



110.42 SQ M  
1,189 SQ FT

# Property Details

- Class 1A unit suitable for a range of uses (STP)
- Well-presented unit benefitting from accessibility ramp
- Shared parking
- £16,500 +VAT

## LOCATION:

The subjects are located on Glasgow Road, the main thoroughfare through Bathgate and part of the A89, occupying a highly visible position on the edge of the town centre within an established mixed-use development.

The surrounding area is predominantly residential in character, although the immediate parade accommodates a range of Class 1A occupiers, including Almond Letting and Breast Friends and Family, which helps generate regular local footfall. The property also benefits from good accessibility, with nearby bus stops along Glasgow Road and Bathgate railway station situated within convenient reach, providing regular connections to both Edinburgh and Glasgow.

The location of the subjects can be seen on the map below:



## DESCRIPTION:

The subjects comprise a modern mid-terraced retail unit presented in excellent condition. The property offers well-appointed accommodation over ground and lower ground floors.

The ground floor provides a spacious layout incorporating a reception area, private meeting room, accessible WC, tea preparation area and a bright open-plan office. The lower ground floor extends the accommodation further and is currently arranged as a meeting room and additional workspace, although it can support a variety of alternative uses.

Other benefits include:

- Alarm
- Gas central heating
- Dedicated parking for the development.

## ACCOMMODATION & FLOOR AREAS :

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

FLOOR	SQ M	SQ FT
Ground	85	916
Lower Ground	25	273
<b>Total</b>	<b>110.42</b>	<b>1,189</b>

## SERVICES:

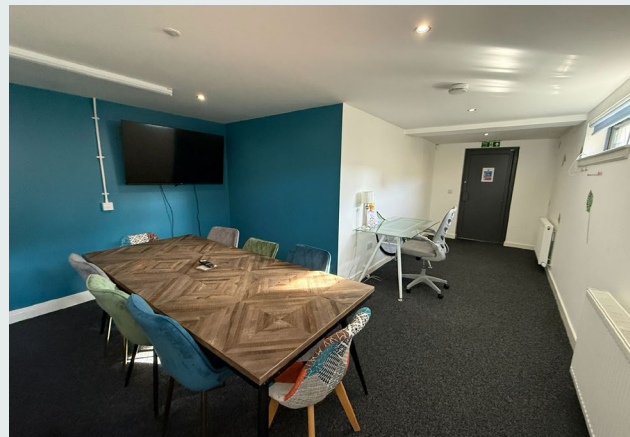
We understand the subjects benefit from Gas, Mains Water and Mains Electric

## LEASE TERMS:

Our client is seeking offer over £16,500 (Excl VAT)

## ENERGY PERFORMANCE:

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



# Property Details

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £13,800 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for some rates relief

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole letting agents.

## LEGAL COSTS:

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

## VAT:

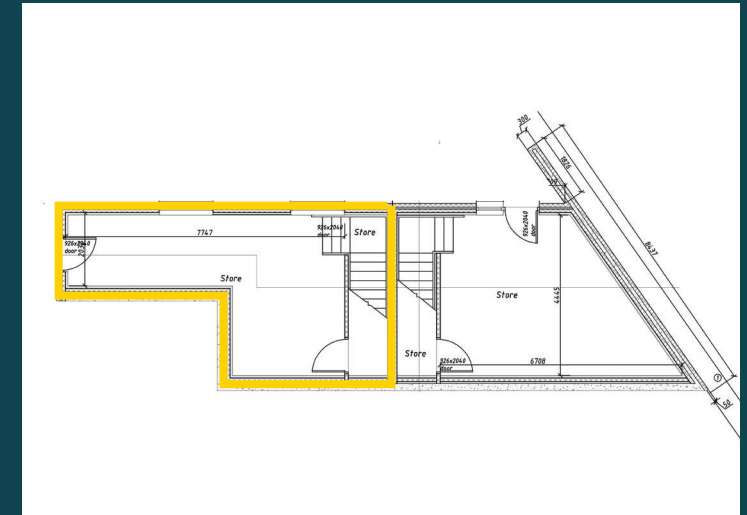
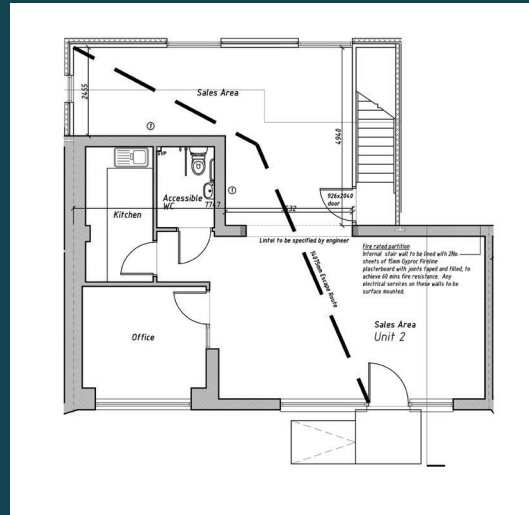
All prices quoted are exclusive of VAT which is chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



## Make an enquiry

Harry Pattullo MRICS

Justin Akugbo MRICS

**DM Hall Commercial**  
17 Corstorphine Road  
Murrayburgh House  
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property, (iv) All prices, premiums and rents quoted are exclusive of VAT, (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors