

DM HALL

To Let

Hot Food Take-
Away / Sui Generis

Unit 1, 17 George Place,
Bathgate,
EH48 1NX



145 SQ M
(1,560 SQ FT)

Property Details

- Premises with recently granted Hot Food Take-Away / Sui-Generis consent
- Located in established West Lothian town of Bathgate
- Available for occupation circa June 2026
- Premises to be handed over to new occupier in white-box condition
- Further information relating to planning available on West Lothian Council website, quoting ref. 0980/FUL/25
- Offers over £15,000 per annum (exc. of VAT)

LOCATION:

Bathgate is a commuter town in West Lothian, located approximately 20 miles west of Edinburgh and 28 miles east of Glasgow. It holds a population of approximately 22,000 people with excellent communication links via road and rail across the central belt.

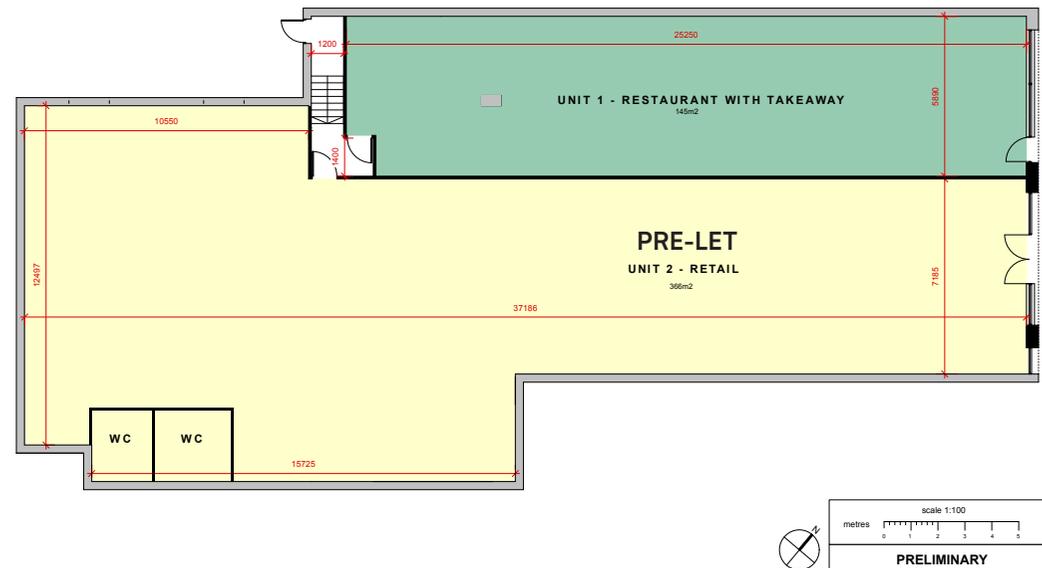
The subjects are situated on the southern side of George Street in Bathgate, benefitting from a prominent town centre location with high passing footfall and traffic.

The exact location of the subjects can be seen on the appended map:

DESCRIPTION:

The subjects comprise a mid-terraced stone built former restaurant premises surmounted by a pitched roof. The subjects offer a full height display frontage offering excellent visibility and natural light in-to the premises.

Construction work is due to commence in short-due course. The premises will be presented in white-box condition ready for new occupier specific fit-out.



Property Details

Further details regarding approximate specification and floor plans can be provided upon request.

ACCOMMODATION & FLOOR AREAS :

The property will be measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and will approximately be as follows:

Floor	SQ M	SQ FT
Ground	145	1,560

SERVICES:

The subjects benefit from mains electricity, water and sewage.

LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring lease agreement for a term to be agreed.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC rating for the whole building is currently an F.

NON-DOMESTIC RATES:

Upon completion of landlord works, the subjects will require to be re-assessed for business rates purposes by the new occupier.

PROPOSAL:

All proposals to lease should be sent directly to the sole leasing agents, DM Hall Surveyors.

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 may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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