

# DM HALL

For Sale

Investment



29 North Bridge Street  
Bathgate  
West Lothian  
EH48 4PJ

102.14 SQM  
1,099 SQ FT

# Property Details

- Attractive Investment
- Long term certain without any break options
- Outstanding rent review from April 2025
- Offers over £180,000 (Exclusive of VAT)
- NIY- 8.5%

## LOCATION:

The Subjects are located in Bathgate, positioned on the south side of North Bridge Street, between its junctions with South Bridge Street and George Street, placing it at the heart of Bathgate town centre. This central position benefits from strong pedestrian activity and sits close to the town's prime retailing pitch. Bathgate itself lies just north of the M8 motorway, approximately 18 miles west of Edinburgh and 25 miles east of Glasgow, providing excellent regional connectivity.

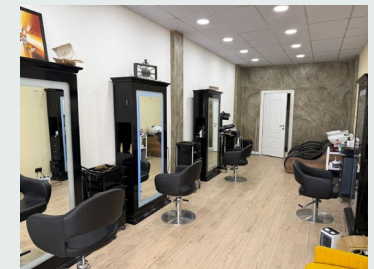
## DESCRIPTION:

The subjects comprise of the ground floor of a mid-terraced, 2 storey property of brick construction under a part pitched and part flat roof with mixed coverings. Internally, the property is configured to provide retail space to the front of the property, a tea prep area, Staff room and W/C. located to the rear of the property.

## 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:

<u>FLOOR</u>	<u>SQ M</u>	<u>SQ FT</u>
Ground	102.14	1,099



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## SERVICES:

We understand the subjects benefit from electric, mains drainage and mains water services.

## TENANCY

The subjects are held on a Full repairing and insuring lease to A&H Contractors Limited on a passing rent of £15,600 per annum on a lease term of approximately 13 years unexpired with no break option. There is an outstanding rent review dating to April 2025. Further details can be provided from the selling agent.

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £18,200 per annum.

All potential tenants should satisfy themselves and can obtain further information at <https://www.saa.gov.uk/>

## PROPOSAL:

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

## LEGAL COSTS:

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



## VAT:

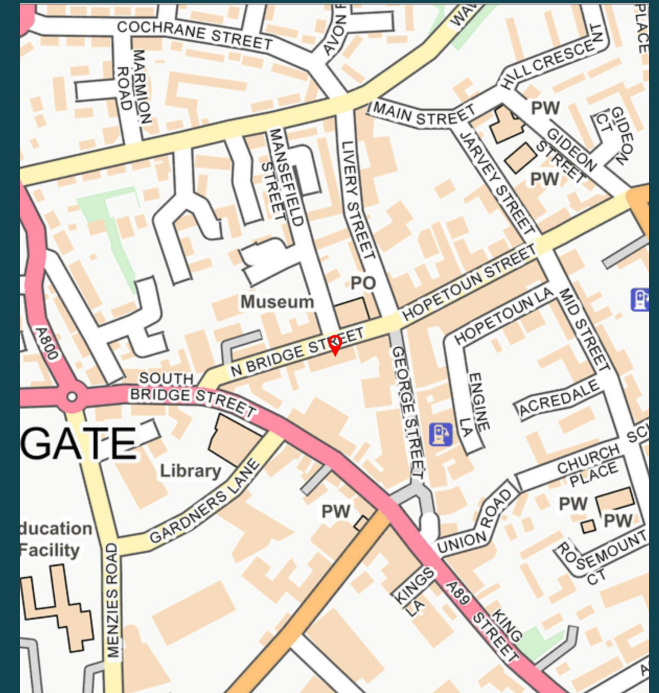
All prices quoted are exclusive of VAT which we have been informed is not chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling 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

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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