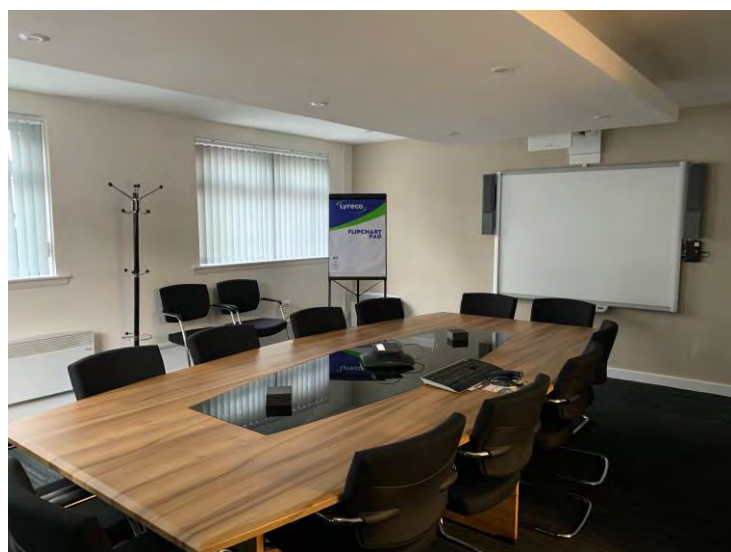




Tel. 0141 337 7575 | @Allied\_Scotland  
www.alliedsurveyorsscotland.com

**ALLIED  
SURVEYORS  
SCOTLAND**



## INVESTMENT FOR SALE

**62 North Bridge Street, Bathgate EH48 4PP**

- Office investment with circa 10 year secure term remaining
- Excellent Town Centre Pitch
- Attractively Presented
- Large Rear Car Park

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## LOCATION

Bathgate is a popular commuter town, well situated within West Lothian lying approx. 20 miles East of Edinburgh and 30 miles West of Glasgow. The town provides excellent public transport and access links and benefits from the usual local amenities nearby.

The subjects are situated on the northern side of Bridge Street lying within the main Bathgate town centre. The surrounding occupiers are of a similar commercial nature with these including Dominos Pizza, Weslo Housing Management and Grants of Bathgate.

## DESCRIPTION

The property comprises office/retail premises arranged over the ground and first floors of a two storey and attic, mid terraced building of traditional stone and slate construction. They benefit from a large surfaced car park to the rear.

Access is taken via an electric, aluminium/glazed recessed entrance door with the frontage to North Bridge Street provided through 3 full height, aluminium/glazed display windows.

Internally the subjects are fitted in accordance with their office use providing a main reception area and meeting rooms at ground floor, with an open plan office and staff accommodation at first floor.

## RATING ASSESSMENT

The subjects are entered in the current Valuation Roll at Rateable Value £16,000

## VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Leigh Nisbet / Gregor Hinks Tel. 0141 337 7575

[Leigh.Nisbet@alliedsurveyorsscotland.com](mailto:Leigh.Nisbet@alliedsurveyorsscotland.com) / [gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)

## FLOOR AREA

We calculate the Net Internal Floor Area to be as follows:-

Ground Floor: 104.23 sq m (1.122 sq ft)  
First Floor: 70.17 sq m (755 sq ft)

## EPC

A copy of the EPC can be made available on request however the rating is F.

## LEASE TERMS

The subjects are currently tenanted by West Lothian Housing Partnership on a 15 year lease beginning 20<sup>th</sup> August 2014 incorporating Rent Reviews at 5 yearly intervals.

The passing rental is £15,000 per annum based on standard Full Repairing and Insuring lease subject to a schedule of condition.

## PRICE

Offers in the region of £185,000 are invited for the benefit of our client's interest.

## VAT

All prices, rents, premiums etc are quoted exclusive of VAT.

## OFFERS

In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed

