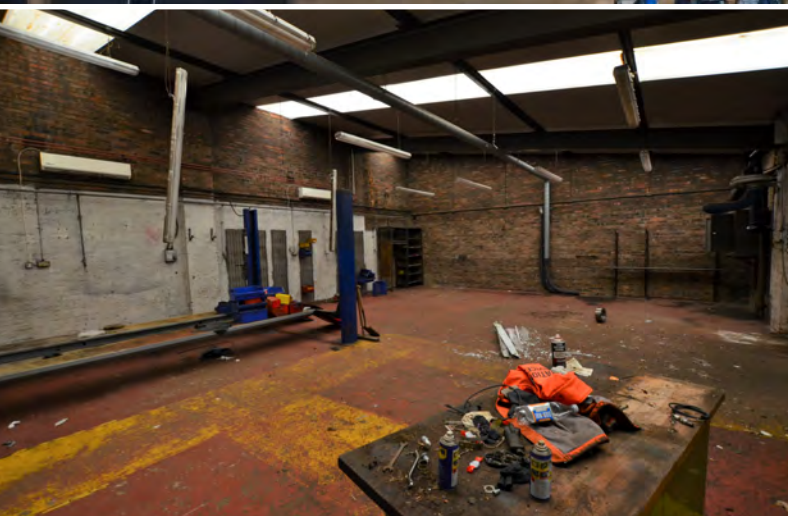




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FOR SALE

Waverley Depot, 25/39 Waverley Street, Bathgate, West Lothian, EH48 4HX

- ✔ Former depot premises with mixture of offices, stores and a large secure yard
- ✔ Located 0.5 mile to the north of Bathgate town centre
- ✔ May suit residential development (subject to planning)
- ✔ Brownfield site extending to approximately 0.31 ha (0.77 acres)
- ✔ Offers over £200,000 invited

Commercial Valuation | Agency | Investment Advice
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LOCATION

Bathgate is located in West Lothian and is situated approximately 2.5 miles from junction 3A and 4 of the M8 providing excellent accessibility to Glasgow (27 miles) and Edinburgh (20 miles).

The subjects are situated to the north of the town centre on Waverley Street which connects Mill Road with Torphichen Road. The area is well served by public transport and local amenities.

The surrounding properties are predominately residential in nature. However, Waverley Industrial Estate is directly opposite the site.

DESCRIPTION

The subject comprises a former depot for West Lothian Council's landscaping department. It includes offices, garages and stores arranged around a central yard with a secure fence around.

The buildings are all single storey and of steel frame construction with brick infill. Access to the garages and stores are a mixture of up and over roller shutters and sliding metal doors.

The roofs are pitched and originally asbestos sheeting but appear to have been overlaid in an insulated metal profile with other infrastructure upgrades carried out.

We understand there are storage tanks beneath the yard so we can assume the site is contaminated land.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal areas:

	SQ M	SQ FT
Offices	424	4,563
Garages	366	3,939
Stores	322	3,465
Total	1,112	11,970

The total site area extends to approximately 0.31 Ha (0.77 acres).

PRICE

Our client is seeking offers over £200,000 ex VAT with unconditional offers preferred.

TENURE

Heritable (Scottish equivalent of English freehold).

TOWN PLANNING

We understand the property is currently considered to be a Depot falling under Use Class 5 (General Industrial) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Interested parties who are considering alternative uses are invited to make their own enquiries with the planning department of West Lothian Council.

UTILITIES

The site is served by mains gas, three-phase electricity and water.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £59,700. The uniform business rate for an Intermediate Property Rate is £0.545 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

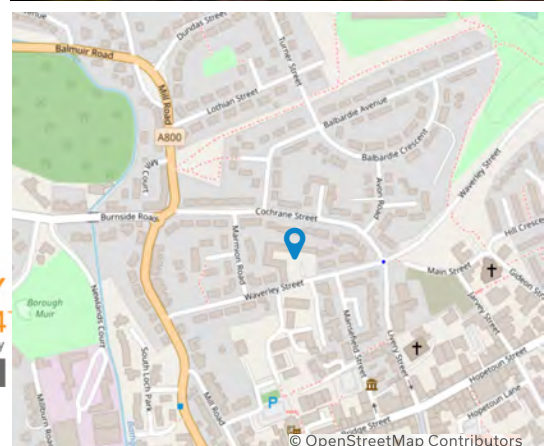
A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT), VAT and Registration Dues.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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