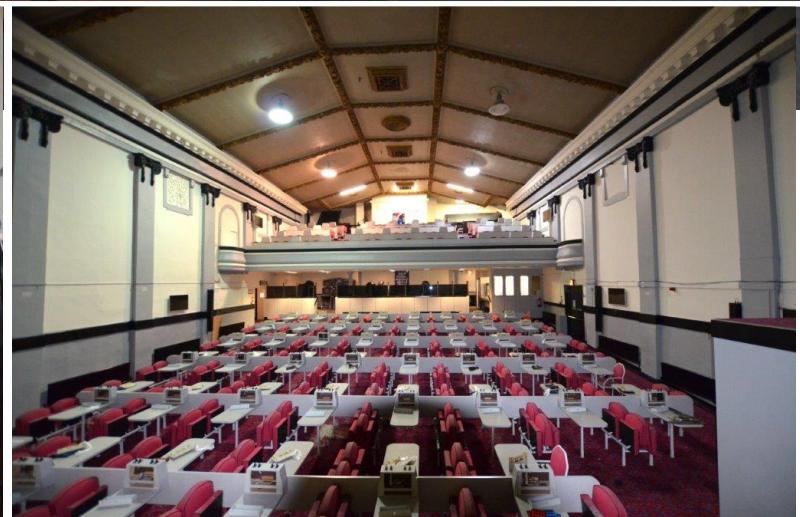
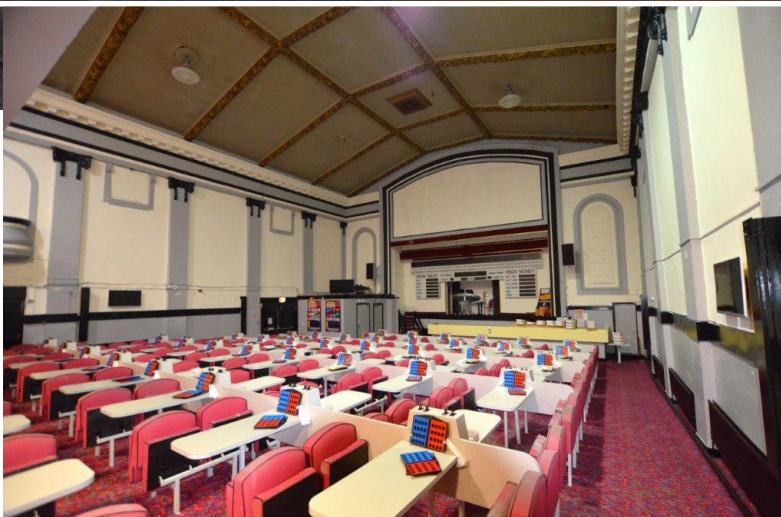




Tel. 0131 357 4455 X @AlliedEdinburgh
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FOR SALE

19-21 George Place, Bathgate, West Lothian, EH48 1NX

- ☑ An extensive former cinema and bingo hall (category C-listed)
- ☑ Situated in a highly prominent position in Bathgate town centre
- ☑ Benefits from Class 11 (Assembly and Leisure) use
- ☑ Extends to an approximate gross internal area of 787 sq m (8,470 sq ft)
- ☑ Offers over £250,000 invited for the heritable interests

Commercial Valuation | Agency | Investment Advice
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LOCATION

Bathgate is a popular commuter town in West Lothian with a local population of around 21,000 people. It benefits from close proximity to junction 3A of the M8 – Scotland's principal motorway connecting Edinburgh and Glasgow.

The subjects are situated in the centre of Bathgate on the south side of George Place directly opposite Union Road and close to the junction with Whitburn Road.

Nearby occupiers include: Costa Coffee, Pizza Hut, Scope Health and Fitness and B&M Homestore.

DESCRIPTION

The subjects comprise a former cinema and bingo hall constructed from reinforced concrete and steel frame. It is contained beneath a corrugated iron roof to the auditorium and a slate roof over the north-west block.

Access is through a series of doors to the front leading to a modest foyer area. The auditorium is still arranged as a bingo hall with seating and table places throughout. To the front is a raised stage area with male, female and disabled WC facilities around the perimeter.

Upstairs is a shallow balcony area overlooking the main auditorium with further WC facilities. There is a small office area.

Originally, this was a cinema constructed post-World War 1 and many of the Art Deco designs remain.

ACCOMMODATION

According to our recent measurement survey the approximate gross internal area of the subjects is:

787 sq m (8,470 sq ft)

TOWN PLANNING

According to information we have been provided with, the subjects are category C-listed.

The subjects currently benefit from Class 11 (Assembly and Leisure) under the Town and Country Planning (Use Classes) Scotland Order 1997 (as amended).

PRICE

Our client is seeking offers over £250,000 exclusive for the heritable interest in the subjects.

VAT

We understand the subjects are not elected for VAT.

TENURE

Heritable (Scottish equivalent to English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) 19 George Place has a Rateable Value of £9,200 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

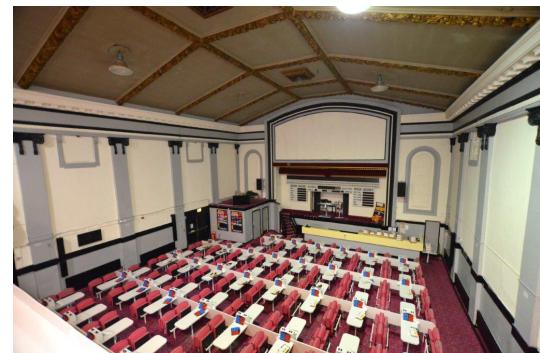
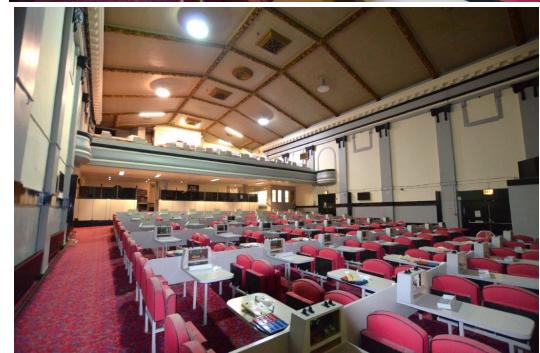
Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is currently pending.

LEGAL COSTS

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



VIEWING AND FURTHER INFORMATION

By contacting either of the sole selling agent: Allied Surveyors Scotland Ltd

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