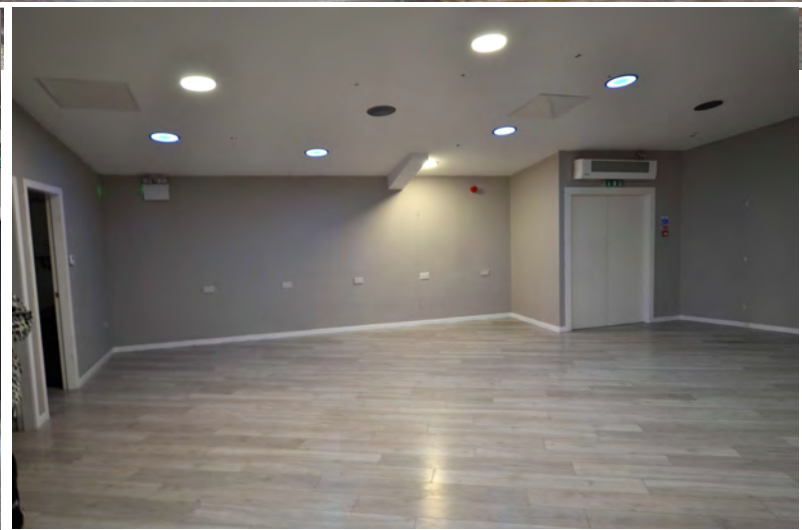




**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

**67A/2 Whitburn Road, Bathgate, West Lothian, EH48 1HE**

- ✔ Self-contained salon premises
- ✔ Situated in Bathgate's thriving commercial district
- ✔ Would suit a range of Class 1A uses
- ✔ Available from 1st April 2026
- ✔ Extends to an approximate gross internal area of 152.25 sq m (1,639 sq ft)

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



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## LOCATION

Bathgate is a popular commuter town in West Lothian situated approximately 15 miles east of Edinburgh with a local population of around 21,000 people.

It benefits from close proximity to junction 3A and 4 of the M8 – Scotland’s principal motorway connecting Edinburgh and Glasgow. Half hourly rail services connect the town to Edinburgh Haymarket and Waverley Station. In addition, a regular train service connects Glasgow city centre to the town.

The subjects are situated within Bathgate’s principal commercial district to the west of the town centre accessed from Whitburn Road with additional frontage onto Menzies Road.

The area is mixed use commercial with nearby occupiers including: Anytime Fitness, Lidl, Aldi, Starbucks and Sandcastle Softplay.

## DESCRIPTION

The subjects form part of a purpose-built, mixed-use leisure facility of steel construction with exterior metal cladding and a mixture of curved and pitched roof finishes.

The property is currently fitted out as a tanning salon centred around a central open plan area, reception and several partitioned rooms.

To the rear of the building is an area of car parking for occupiers and visitors. There is also time restricted car parking in Lidl directly opposite the main entrance.

## ACCOMMODATION

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

152.25 sq m (1,639 sq ft)

## RENT

Our client is seeking rental offers over £19,500 per annum to grant a new lease.

## TERMS

Our client is looking to lease the premises on a full repairing and insuring basis for a period to be agreed.

## UTILITIES

The property is served by mains water and electricity.

## RATEABLE VALUE

According to the Scottish Assessor’s website (www.saa.gov.uk) the subjects are listed as a Salon with a Rateable Value of £11,200 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and recommendation report is available on request.

## LEGAL COSTS

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

## 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.

## ENTRY

Upon completion of a formal missive under Scots Law.

## VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

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