



**ALLIED  
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## TO LET/MAY SELL

**47 Hopetoun Street, Bathgate, West Lothian, EH48 4PP**

- ✔ Well-presented bar/restaurant premises in Bathgate town centre
- ✔ Situated amidst a thriving social and nightlife scene
- ✔ In walk-in condition for a Pub Co or experienced operator
- ✔ Free of tie with benefit of Class 3 and a 1am premises license
- ✔ Extends to an approximate gross internal area of 353 sq m (3,800 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 at the north end of Hopetoun Street close to the junction with Mid Street and Jarvey Street.

The area is commercial in nature with nearby occupiers including The Ballencrieff, Hopetoun Bar and Bistro, El Toro Gaucho, Bank of Scotland and Ewart Park Sales and Lettings.

## DESCRIPTION

The subjects comprise a cocktail bar/restaurant premises arranged over ground floor of a two storey, mid terrace building. The upper floor is occupied by a nightclub.

The unit is a regular shape with a wide double frontage and prominent signage. It is fully fitted and equipped with up to 80 covers and would ideally suit a bar or restaurant use. In the middle of the unit is a raised area comprising of seated booths. Directly opposite is a large bar area whilst a commercial kitchen is situated to the rear alongside extensive WC facilities.

## THE OPPORTUNITY

Currently, the venue is branded as Elixir Cocktail Lounge but has had prior use as a restaurant. It is currently only being used for private bookings, functions or venue hire for up to 150 people, such as weekend brunch or special DJ nights. These are proving to be very popular. The landlord is now seeking an experienced operator or restaurateur to lease the premises outright and grasp an opportunity to capitalise on Bathgate’s thriving social and nightlife scene.

## ACCOMMODATION

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

353 sq m (3,800 sq ft)

## VIEWING AND FURTHER INFORMATION

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

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## LEASEHOLD GUIDE PRICE

Our client is seeking rental offers in the region of £45,000 per annum to grant a new lease on full repairing and insuring (FRI) terms.

Alternatively, our client may consider an outright sale of their heritable title (equivalent to English freehold) with a price provided on application

## PREMISES LICENSE

We understand the premises benefits from a 1 am alcohol license.

## PREMIUM

Offers are invited for the fixtures and fittings.

## UTILITIES

The property is served by mains gas, water and electricity.

## RATEABLE VALUE

According to the Scottish Assessor’s website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a rateable value of £23,500 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Eligible licensed pubs and hospitality premises in Scotland can access a 40% business rates relief, capped at £110,000 per business.

## VAT

We understand VAT will not be applicable.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is pending.

## 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.

