

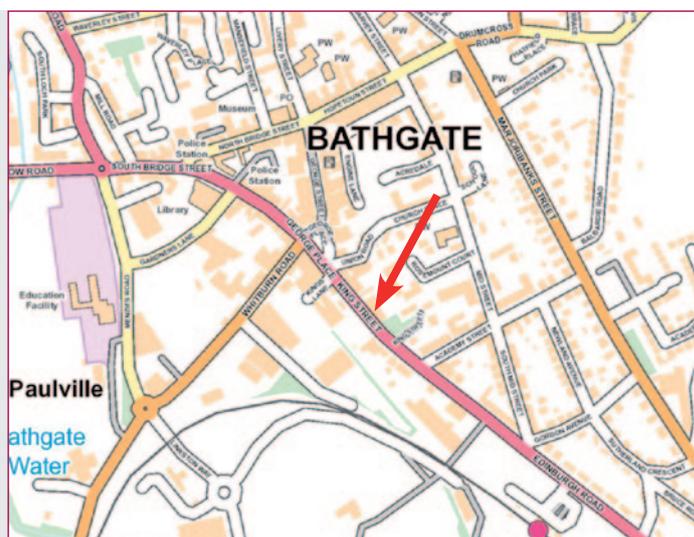
8 KING STREET BATHGATE

FOR SALE
RETAIL
PREMISES
TAKEAWAY
CONSENT



WEST LoTHIAN EH48 1AX

- HOT FOOD TAKEAWAY
- TOWN CENTRE LOCATION
- PART OF A89 - EDINBURGH ROAD



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links

COMMERCIAL
PROPERTY
CONSULTANTS

8 KING STREET BATHGATE, WEST LOTHIAN

Location:

The subjects are situated in the heart of Bathgate town centre close to the junction with George Place and Whitburn Road.

Bathgate is a major town in West Lothian with a population of circa 20,000.

King Street forms part of the A89 an important arterial/bus route.

Bathgate Railway Station is situated close by on Edinburgh Road, which is a continuation of King Street to the east.

A large free car park, part of Bathgate Retail Park, is within easy walking distance of the subjects. Traders include B&M, Argos and Lidl.

Traders situated nearby the subjects include Your Move, Ladbrokes, Pizza Hut and Greggs.

Description:

The premises comprise part of a single storey building with a pitched and slated roof.

Internally, the subjects comprise a front shop, currently laid out for a takeaway (see images).

The back shop comprises a fitted kitchen with walk-in cold store, plus WC off.

Accommodation:

We assess the frontage and net lettable areas as follows:

| | | |
|----------------|-----------|-------------|
| Ground Floor | 43.3 sq m | (470 sq ft) |
| Gross Frontage | 4.9 m | (16 ft) |

Planning:

We understand that the subjects have been used as a hot food takeaway and benefit from Class 3 Takeaway consent. We recommend any enquiries with regards to the planning be directed to the Local Planning Authority.

Assessment:

From the Scottish Assessor's website we note that the property has a rateable value of £14,000, but due to the current Small Business Bonus Scheme, the undernoted levels of rates relief could apply:-

| | |
|--|-------------|
| Combined Rateable Value (RV) of all business properties in Scotland: | 2018 / 2019 |
| Up to £15,000 | 100% |

Energy Performance Certificate:

EPC Rating = G

Price:

Offers over £75,000.

FOR SALE RETAIL PREMISES TAKEAWAY CONSENT

VAT:

We are advised that the subjects are not registered for VAT.

Entry:

Early entry is available.

Viewing:

Apply Sole Selling Agents.

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Details prepared:

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MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows
1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.

3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.

4 The images appearing in these particulars show only certain parts of the the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.

5 Any areas, measurements or distances referred to are approximate.

6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.

7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.