

## TO LET

8 King Street  
Bathgate  
EH48 1AX



- 470 sq.ft/43.3 sq.m
- Hot Food Counter
- Prominent Town Centre Location

## LOCATION

Bathgate is a busy commuter town, located in West Lothian with a residential population of circa 20,000 people. There are excellent transport links with Edinburgh and Glasgow given the close proximity of the local train station and of the M8 motorway.

The property occupies a highly visible position on King Street, within the town centre. Nearby occupiers include Ladbroses, B & M Homestore, Argos, Boots and W H Smith. As well as being close to a number of pubs and clubs, The Balbairdie and The Dreadnought.

## DESCRIPTION

The premises comprise part of a single storey building with a pitched slate roof. Internally the property has a front of shop counter used previously as a take away, the back shop benefits from a fitted kitchen with a walk-in cold store and a WC.

## ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and its definition of Gross Internal Area and is as follows:

Gross Internal Area – 470 sq.ft/43.3 sq.m

## LEASE TERMS

Our client is seeking leases of 5 years, with an annual rental of £15,000 pa exclusive of VAT. Leases will be subject to standard commercial terms.

Concessions may be considered subject to contract and covenant.

## NON DOMESTIC RATES

According to the Valuation Roll, the property has a Rateable Value of £10,400, which based on the current (2018/19) rate poundage of 48p in the £ the cost attached to non-domestic rates would be £4,992.

## EPC

The property has an EPC rating of G

## 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.

## LEGAL COSTS

Each party will bear their own legal costs in this transaction

## VAT

VAT is Charged on all payments to the landlord.

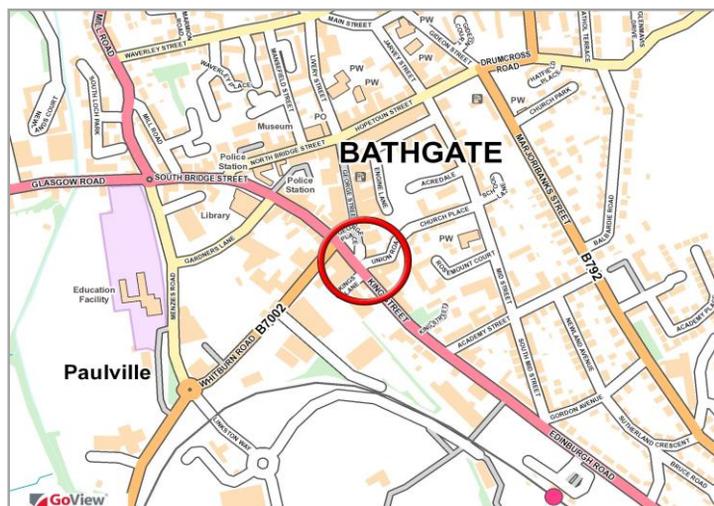
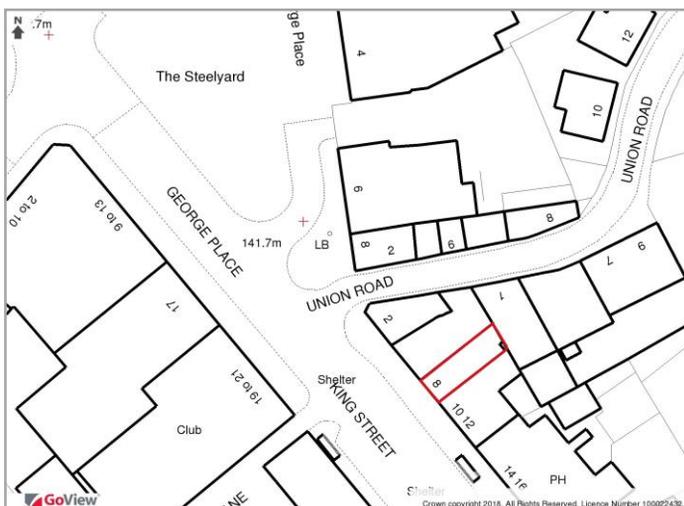


For Further information, or to arrange a viewing, please contact

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