



## FOR SALE/MAY LEASE DEVELOPMENT OPPORTUNITY

17 GEORGE PLACE,  
BATHGATE, WEST LOTHIAN,  
EH48 1NX

- Former restaurant in town centre location
- Landlord may be willing to carry out refurbishment works prior to new tenant entry
- Flexible premises suitable for sub-division, dependent on requirement
- 469 sq m (5044 sq ft)
- Offers over £250,000 (exc. of VAT).
- Rent on application

**LOCATION:**

Bathgate is a commuter town in West Lothian, approximately 20 miles west of Edinburgh. It holds a population of approximately 21,000 people with excellent communication links via road and rail across the central belt.

The subjects are situated on the southern side of George Street in Bathgate, benefitting from a prominent town centre location with high passing footfall and traffic.

**DESCRIPTION:**

The subjects comprise a stone-built property surmounted by a pitched roof. The subjects benefit from a large, glazed frontage secured by roller shutters.

Access is afforded through a recessed entrance and internally, the subjects are presently laid out to provide restaurant accommodation with a spacious open dining/function room, office, kitchen, male, female and disabled WC facilities, and storage.

**ACCOMMODATION:**

The space has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and are as follows:

469 sq m (5044 sq ft)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £50,200 per annum.

**SALE/LEASE TERMS:**

Our clients are seeking offers in the region of £250,000 for their freehold interest in the property.

Rental available upon request.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**VAT:**

All prices quoted are exclusive of VAT which may be chargeable. VAT status to be confirmed.

**LEGAL COSTS:**

Each party will be responsible for paying their own legal costs incurred in this transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

12 Grampian Court,  
Beveridge Square,  
Livingston, EH54 6QF  
Tel: 01506 479010

EMAIL: Graeme.Pollock@dmhall.co.uk  
Helana.Clarkson@dmhall.co.uk

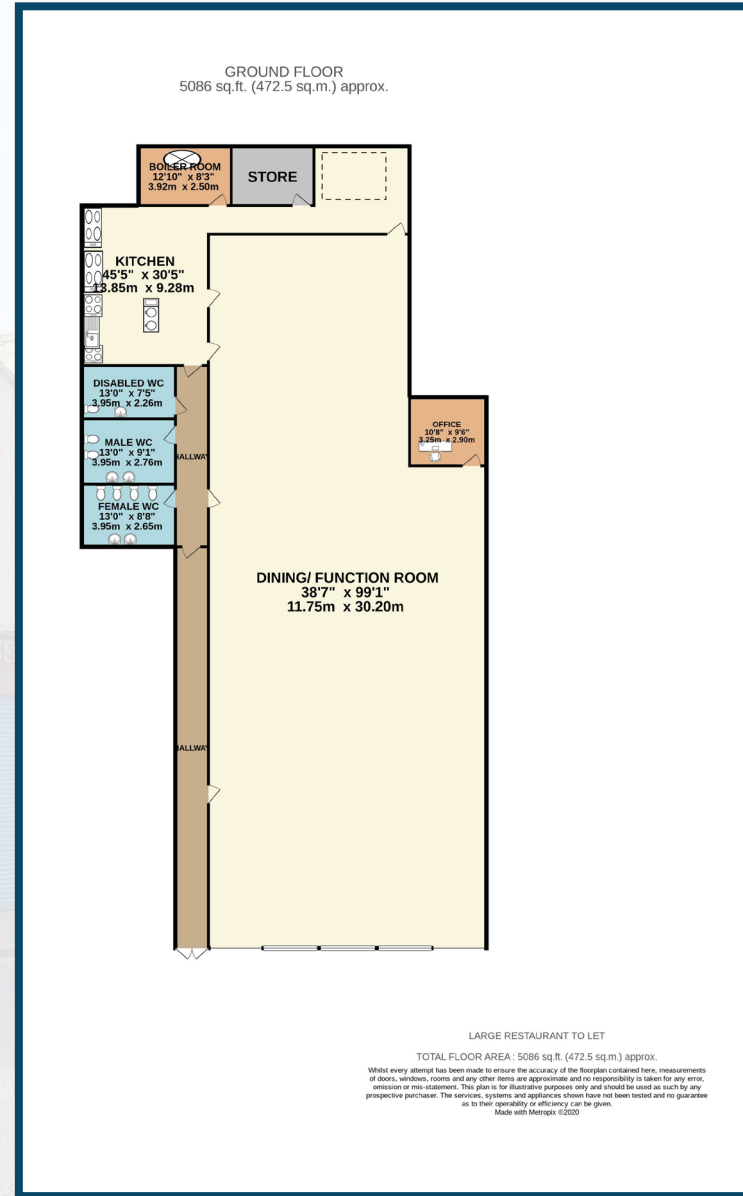
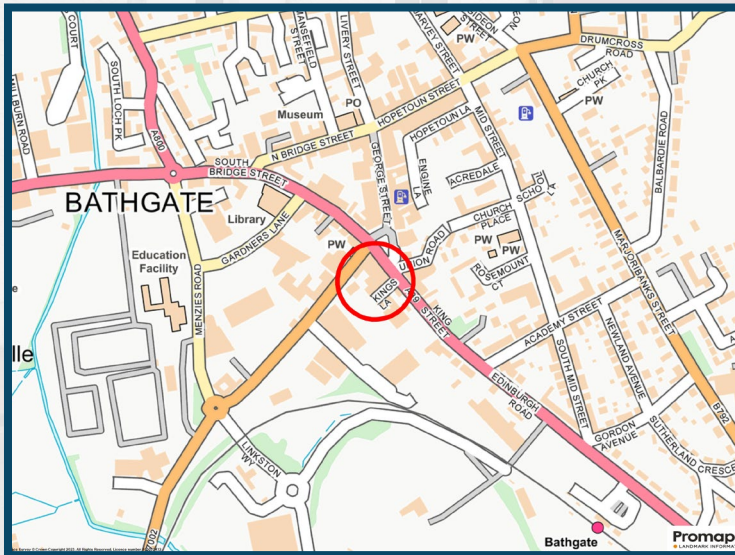
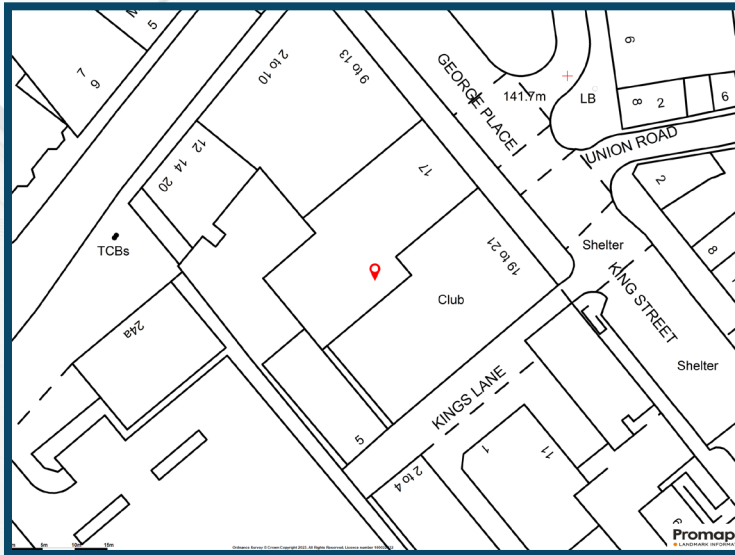
**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA2978

Date of publication: May 2023





**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.