

**CLOSING DATE : 12 Noon on Thursday 12th
October 2023**

Location : Bathgate is a commuter town within West Lothian, with a local population of around 22,000 people. Bathgate takes advantage of excellent transport links with Junctions 3A and 4 of the M8 providing access to Glasgow (27 miles) and Edinburgh (20 miles). Edinburgh and Glasgow airports are within one hour's drive of the town whilst Bathgate benefits from a train station providing regular routes to many of Scotland's main stations.

The subject property is located within the town centre which is a traditional town centre comprising retailers, restaurants, offices and local services as well as a main pedestrian thoroughfare.

The subjects are opposite the Jim Walker Partnership Centre, and adjacent to the local Police Station. Nearby retailers include Lidl and Aldi as well as local independent businesses.

Description : The subjects include two properties and interested parties can bid for the subjects as a whole or in two lots.

- 1) St David.House, 20 South Bridge Street. This office building is a former council hub and offers office accommodation over a ground floor and two upper floors which can be accessed via a passenger lift or a traditional stairwell. There is also considerable parking over the roof of the office block towards the north of the subjects. Construction is traditional brick and block with a flat roof over the building. Internally, floors are generally carpeted with painted plasterboard walls whilst accommodation offers largely open plan office space as well as break-out rooms, kitchen and toilet facilities.
- 2) 22 South Bridge Street. This property offers retail accommodation over a ground and upper floor. The property is directly below the St.David House office block. The shop unit is open plan with some internal columns whilst storage rooms are present.

The total site area covers approximately 0.374 Ha.

Purchase Price : No guide price has been placed on the property and interested parties are asked to indicate their best offer to the closing date.

Planning : The property lies within the Town Centre as identified within the West Lothian Local Development Plan 2018. A range of town centre uses may be compatible and prospective purchasers are requested to engage with the Planning Department to discuss the suitability of their proposals.

The property could be occupied in its current form or a redevelopment scheme could be promoted at the site taking cognisance of local planning policies.



Submitting an Offer

Once a closing date has been set the following procedure will apply ;

- All offers must be submitted in an A4 envelope clearly labelled "OFFER OF PURCHASE / LEASE FOR 20-22 SOUTH BRIDGE STREET, BATHGATE". The offeror must write his / her name and address on the back of the envelope.
- Any offers received after 12 Noon on the closing date will be returned unopened and will not be taken into consideration by the council.
- All offers must be sent to : The Property Services Manager, Property Services, West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF.
- Offers received by fax or email will not be accepted.
- The council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Prospective purchasers must also submit with any offer, information sufficient to allow the council to obtain a suitable financial reference. Were an offer is submitted by a company, then details of the directors or partners involved should be named.
- Offers that are conditional upon planning permission or other consents must include the following information :
 1. A layout of the proposed development on the subjects.
 2. Details of the proposed development.
 3. A development timetable.
 4. Details of any conditions on which the offer is based.
 5. Details of any permissions / consents required.
 6. Details of the purchase price being offered.

Community Asset Transfer

The Council will consider offers for Community Asset Transfer in accordance with the Community Empowerment (Scotland) Act 2015 and West Lothian Council's approved policies and practices.

Community Asset Transfer is available to community bodies who are interested in taking over public land and property and council officers will provide assistance to any community group seeking to explore this avenue. Successful asset transfer requests typically provide evidence of significant preparatory work having been undertaken at the pre-application stage and would include evidence of community engagement that establishes need and community buy-in for the proposed project, a detailed business plan that demonstrates financial viability and sustainability, along with evidence that the community body has the capacity and skill-sets necessary to deliver and sustain the project going forward.

Groups interested in community asset transfer are asked to contact Rachel Donald (Property Modernisation and Community Empowerment Officer, West Lothian Council) at

Rachel.Donald2@westlothian.gov.uk

Entry

Vacant possession will be provided upon conclusion of missives or the conclusion of purchase conveyancing.

Energy Performance

An Energy Performance Certificate (EPC) is available upon request.

Floor plans

Internal floor plans quoting floor areas are available upon request.

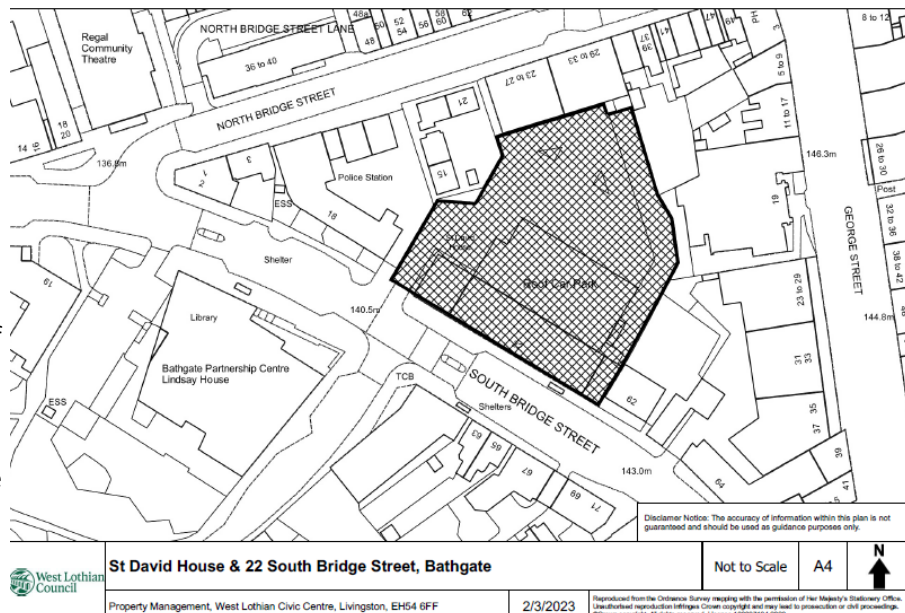
Rateable Value : The rateable value for 20 South Bridge Street is £124,750 whilst the value for 22 South Bridge Street is £149,250

This assessment is based on office and retail use respectively. Further information on the assessment of rateable value for an alternative use can be sought from the Regional Assessor, 17A South Gyle Crescent, Edinburgh, EH12 9FL

Viewing : Viewing of the premises are by prior appointment only and interested parties are asked to co-ordinate viewings by contacting the following officers.

Darren Stenhouse : 07901114394

Jacqueline Steven : 07901114348



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Council do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Particulars issued August 2023.