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**ALLIED
SURVEYORS
SCOTLAND**



FOR SALE/MAY LET

1 Bloomfield Place, Bathgate, EH48 1PB

- ✔ Ground floor office suite in Bathgate town centre
 - ✔ Suitable for range of Class 1A uses
 - ✔ Close to wide range of local amenities
 - ✔ Qualifies for 100% rates relief
 - ✔ Approximately 55.29 sq m (595 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The subjects are located in the town centre of Bathgate which is one of the largest West Lothian towns. Bathgate is situated 25 miles east of Glasgow and 18 miles north-west of Edinburgh and lies adjacent to the M8 motorway which links the two cities.

The subjects are situated on the north side of Bloomfield Place which is a pedestrianised walkway linking George Street – the retail high street in Bathgate – with Engine Lane. At the rear of the property there is a large public car park.

Nearby occupiers include The Balbairdie Hotel, which is attached to the subject property on its east-most side and occupies the upper floor of the building in which the subjects are located, Costa Coffee, Greggs, Poundland, and a variety of local traders.

DESCRIPTION

The property comprises a ground floor office suite set within a single storey and attic solid stone semi-detached building. It has separately owned hotel accommodation on the upper floor.

The office unit comprises three office rooms, a kitchen and a WC. The main office is open plan with a suspended ceiling, painted plasterboard walls and a hardwood floor.

There is a small ramp which leads down and through to the adjacent accommodation where there is a private office, kitchen and WC.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

55.29 sq m (595 sq ft)

PRICE

Our client is seeking offers over £85,000 to sell the Heritable interest in the property.

Alternatively, our client may consider leasing the property on flexible terms with a rent quoted on application.

TERMS

Heritable (Scottish equivalent to English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5300 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is G.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

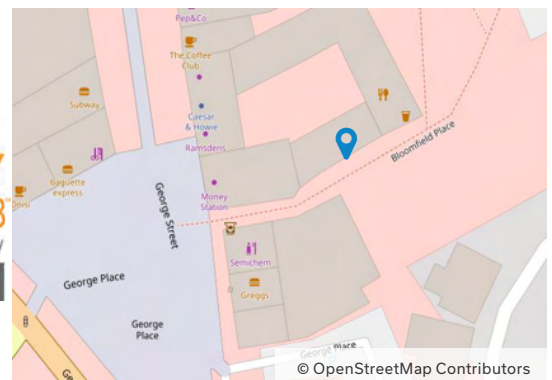
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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