



**RETAIL / SALON OPPORTUNITY
FOR LEASE**

**TOWN CENTRE RETAIL / SALON PREMISES
67A WHITBURN ROAD, BATHGATE,
WEST LOTHIAN, EH48 1HE**

- Spacious premises within Bathgate's retailing centre
- Benefits from existing modern salon fitout
- Extends to approximately 2,500 sq ft (232.26 sq m)
- Offers in the region of £25,000 per annum invited

LOCATION:

Bathgate is a commuter town in West Lothian, approximately 20 miles west of Edinburgh. It holds a population of around 21,000 people, with excellent transport links via road and rail across the central belt. Bathgate Railway Station lies within walking distance of the premises, and the town itself is served by Junction 3a and 4 of the M8 Motorway which connects Edinburgh and Glasgow.

The subjects are located at 67A Whitburn Road in Bathgate, within a large, highly visible, multi-occupation building which backs onto Menzies Road, close to Whitburn Road. Neighbouring occupiers in the building include Yo-Yo Soft Play, Anytime Fitness, and Bathgate Snooker Centre, with other major retailers nearby, including Aldi, Lidl, McDonalds, and Starbucks Drive-Throughs.

This vicinity benefits from very high levels of footfall and passing traffic, with plenty of free public car parking nearby.

DESCRIPTION:

The subjects comprise ground floor retail premises within a large modern building of steel frame construction with brick/block infill, clad in metal sheeting.

The premises to be let extend to approximately 2,500 sq ft (232.26 sq m), or thereby. The subjects are entered through its own front door, but there is the option to benefit from additional shared access through the soft-play facility that is managed by the landlord.

At present, the premises are fitted out as a salon, with the following offered as part of the lease agreement:-

- Reception
- Waiting Area
- 6 Chair Spaces
- 4 Nail Stations
- 3 Treatment Rooms
- Separate Colour Cupboard

The premises may also suit alternative retail and leisure uses.

ACCOMMODATION:

The premises extend to approximately 2,500 sq ft (232.26 sq m), or thereby.

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £14,700 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for a 25% reduction on WLC rates.

LEASE TERMS:

The subjects are offered on Full Repairing and Insuring basis for a term to be agreed.

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.

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

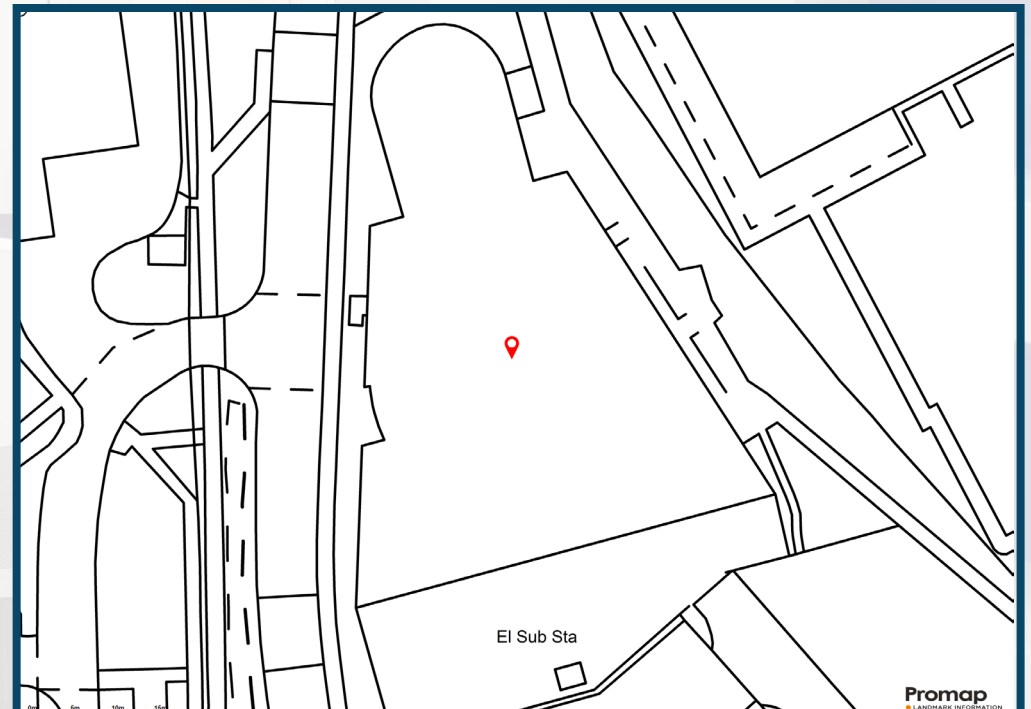
EMAIL: Graeme.Pollock@dmhall.co.uk
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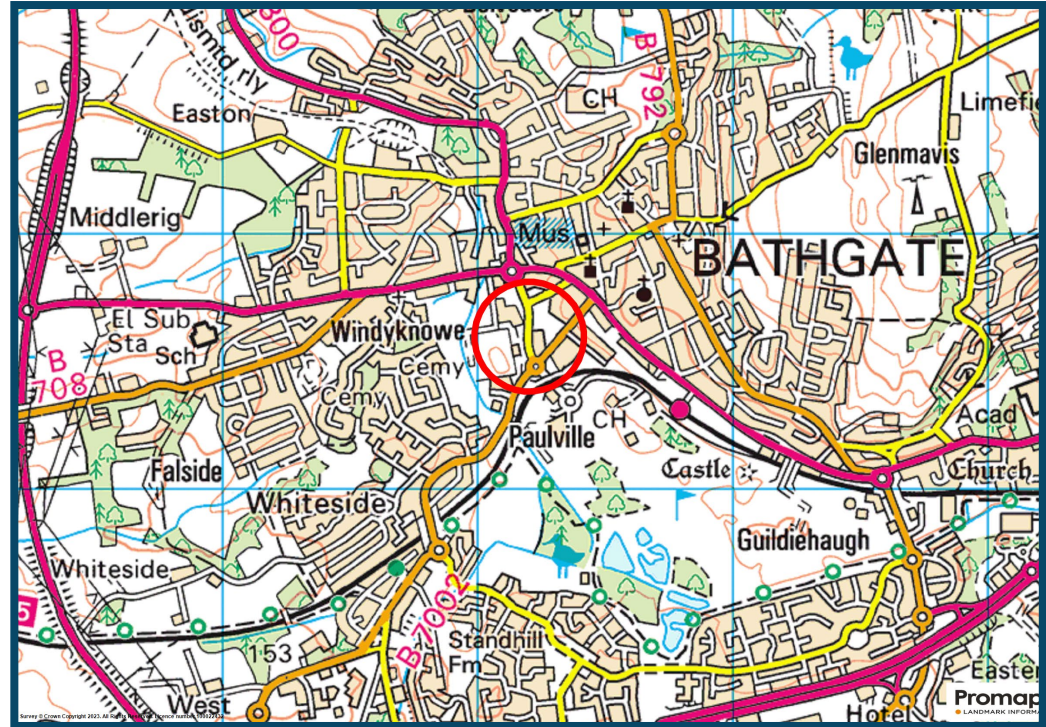
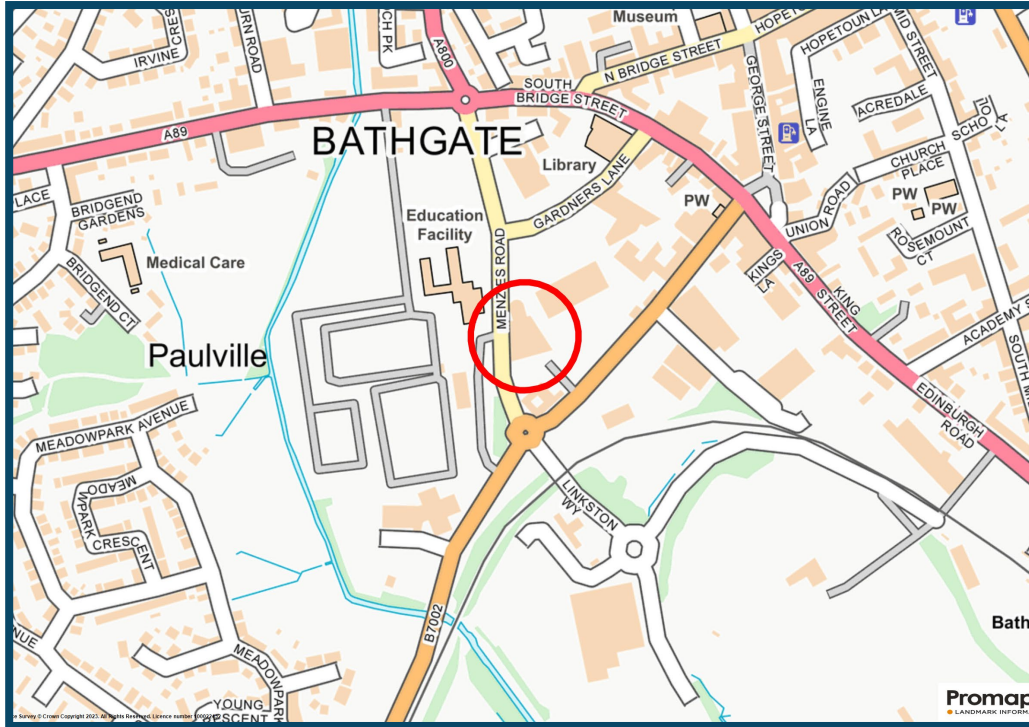
VIEWING:

Strictly by arrangement with the agents.

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