

# DM HALL

## To Let

Retail

19-21 King Street,  
Bathgate,  
EH48 1NU



44.91-108.18 SQ M  
483 - 1,164 SQ FT



# Property Details

- Offers Over £25,000 (excl of VAT)
- Highly Visible retail premises on busy thoroughfare
- Dedicated parking
- Two separate units available

## LOCATION:

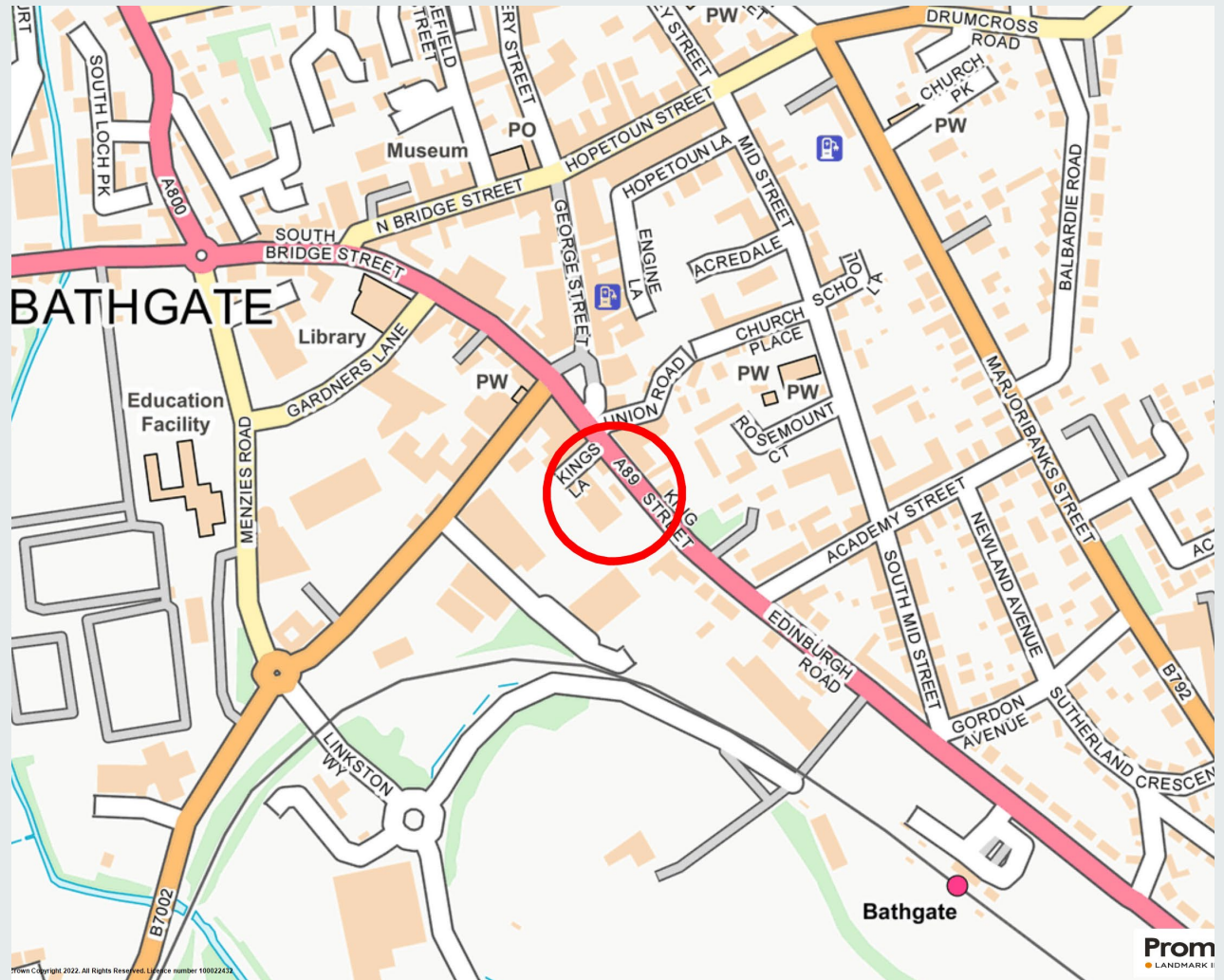
Bathgate, a commuter town in West Lothian located approximately 20 miles west of Edinburgh, has a population of around 21,000. The town benefits from excellent transport links, including convenient road access and rail services across the central belt, with Bathgate Railway Station just a short walk from the premises.

The subject properties are situated on the south side of King Street, within the heart of the town centre. This prime location offers high levels of pedestrian footfall, significant passing vehicle traffic, and nearby free public parking. Surrounding occupiers include a mix of local and national operators, such as Pizza Hut, the Railway Tavern, The Gateway, Costa Coffee, and others.

## DESCRIPTION:

The subjects comprise a two-storey, Class 1A property of steel frame and brick/block construction, under pitched, metal roof sheets.

Boxed glazed display windows are positioned along the full frontage, which are also visible from the side of the building.





# Property Details

19 King Street comprises a single storey unit, whereas 21 King Street comprises a two-storey unit with separate loading access to the rear. Both premises are accessed from King Street by means of shared stairs and ramp access alongside a soft landscaped area. The units are well presented and could be occupied for a variety of use

## ACCOMMODATION & FLOOR AREAS:

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

FLOOR	SQ M	SQ FT
19 King Street	44.91	483
21 King Street	63.27	681
<b>Total</b>	<b>108.18</b>	<b>1,164</b>

## LEASE TERMS:

Our client is seeking an FRI Lease agreement for a term of no less than 5 years. The units are available in whole for an initial rent of £25,000 per annum.

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of:

19 King Street: £7,900 per annum

21 King Street: £7,000 per annum

It should be noted under the terms of the Small Business Bonus Scheme, each unit may be eligible for 100% rates relief.



# Property Details

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

## LEGAL COSTS:

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

## VAT:

We understand that the properties is not elected for VAT.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents: -

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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**DM HALL**



Regulated by  
**RICS**