



# FOR SALE

## DEVELOPMENT OPPORTUNITY

### FORMER ROOM AT THE TOP NIGHTCLUB

WHITBURN ROAD, BATHGATE, WEST LoTHIAN, EH48 1HE

- POPULAR COMMUTER LOCATION TO EDINBURGH & GLASGOW
- TOWN CENTRE LOCATION
- ADJACENT TO MORRISON'S, ALDI AND MCDONALDS
- MAY BE SUITABLE FOR ALTERNATIVE USE SUBJECT TO PLANNING
- AVAILABLE TO PURCHASE IMMEDIATELY
- SITE AREA OF C. 0.49 HECTARES (1.22 ACRES)

FOR SALE: DEVELOPMENT OPPORTUNITY



## LOCATION

The subjects are located off Whitburn Road, which is situated within the town centre of Bathgate, in West Lothian, a region which has a resident population of 150,000 people.

Bathgate is easily accessible, as it enjoys excellent communication links to the M8 Motorway via Junctions 3A and 4, which connect with Glasgow, Edinburgh and the rest of the Scottish motorway network. Glasgow and Edinburgh International airports are within easy reach.

Half hourly rail services connect the town to Edinburgh Haymarket and Waverley Station. In addition, a regular train service now connects Glasgow city centre to the town.

## DESCRIPTION

The subjects are positioned on a prominent site accessed off Whitburn Road. West Lothian Council occupy offices immediately next door to the property. In addition, Morrison's, Aldi and McDonalds are located in close proximity.

The subjects were previously used as a night club trading as The Room At The Top. The subjects therefore benefit from an extensive fit-out suitable for that particular use, which can be re-used.

At this time, the property is vacant and therefore available for immediate entry.

## ALTERNATIVE USE

The subjects may be suitable for alternative use, subject to the purchaser securing the necessary statutory consent to include planning.

Interested parties are requested to contact the Local Planning Officer in West Lothian Council for further information.

## SITE AREA

The site has been electronically measured and we estimate the site area to equate to 0.49 Hectares (1.22 Acres).

Interested parties are requested to satisfy themselves in this regard.

## DISPOSAL TERMS

The Heritable Interest (Scottish equivalent to Freehold) is available to purchase and offers are invited accordingly.

Further details are available from the sole selling agents.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser responsible for Stamp Duty Land Tax, Registration Dues and any VAT thereafter.

## EPC

EPC rating - G

## DATE OF ENTRY

The subjects are available for immediate entry subject to the satisfactory conclusion of legal Missives.

## VAT

VAT will be applicable on the sale price and all other charges associated with the purchase.



## Viewing and Further Information

Viewing strictly by prior appointment with the Selling agents:

### BNP Paribas Real Estate

Nadir Khan-Juhoor

nadir.khan-juhoor@bnpparibas.com

T +44 (0)131 220 4455

20 Charlotte Square, Edinburgh, EH2 4DF

Particulars dated July 2013 / Photography: June 2013

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (E5763454). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.