



For Sale

Existing Licensed Premises
Suitable For Alternative Uses / Redevelopment
Extends to c. 2,324 sq ft

57-59 Hopetoun Street, Bathgate, EH48 4PB

Location

The subjects are located on the corner of Hopetoun Street and Mid Street in Bathgate town centre, in a primarily retail and commercial area.

The subjects benefit from good public transport links, with Bathgate train station approximately a ten minute walk away and several bus services which run frequently from Bathgate town centre to Edinburgh and Glasgow.

Occupiers immediately adjacent to the subjects include Liberta restaurant, Bank of Scotland, and Tanz tanning studio.

Description

The subjects are of stone construction under a pitched and slate roof, extending over ground and first floors. The subjects also comprise a large enclosed stone storage area to the rear of the property and a landscaped area which can be cleared to further enhance the development opportunity.

The ground and first floor are mainly open plan and rectangular in shape and each floor benefits from separate access to include male and female toilets on each level. Both floors benefit from excellent natural light.

The property was originally trading as a pub, however recently closed. The property benefits from an existing liquor licence however it may be suitable for redevelopment to include change of use to retail on ground floor with residential above and new build residential to the rear (subject to the appropriate statutory consents being secured).

Accommodation

The premises have been measured in accordance with the RICS Code of Measurement Practice (6th Edition), summarised as follows:

Area	Sq M	Sq Ft
Ground Floor (NIA)	82.02	883
Rear Industrial /Storage Unit (GIA)	34.53	372
First Floor (NIA)	99.29	1,069
TOTAL	215.84	2,324

Terms

The property is available to purchase.

Further information with regard to price is available on request from the sole disposal agents.

Rateable Value

The Rateable Value for the subjects is £28,000.

Interested parties should contact the local Assessor's office for further information.

Legal Costs

Each party will be responsible for their own legal costs with the ingoing occupier responsible for Land and Buildings Transaction Tax, Registration Dues and any VAT thereafter.

VAT

VAT will be applicable on the purchase price at the prevailing rate.

Energy Performance Certificate

The property has an EPC rating of F.

Viewing and Further Information

Please contact the sole selling agents for further information or to arrange a viewing.

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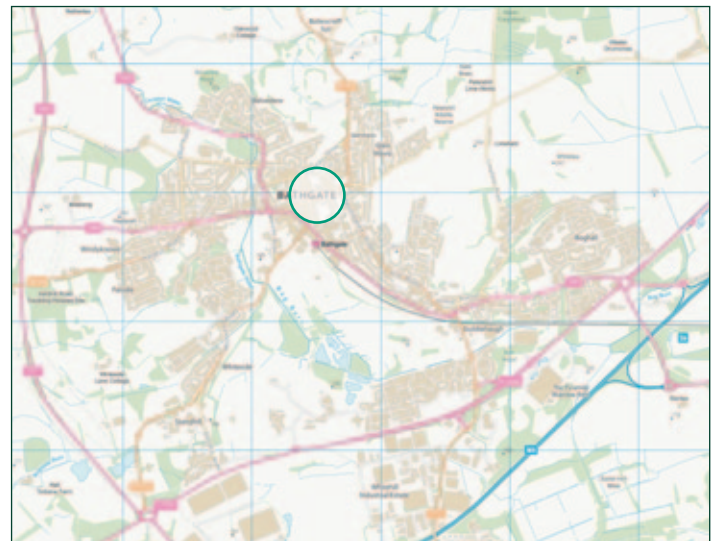
20 Charlotte Square
Edinburgh
EH2 4DF

Name: Nadir Khan-Juhoor
Tel: 0131 260 1118
Mob: 07798 882 293
Email: nadir.khan-juhoo@bnpparibas.com

Site Plan



Location Plan



Indicative site boundary illustrating the area for sale. 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. Date of publication: August 2016. Date of photos: August 2016.

