



744 SQ FT + Basement Storage

2-4 Jarvey Street, Bathgate, West
Lothian, EH48 4EZ



Commercial unit over ground and first floors

Location

Jarvey Street is located within the town centre of Bathgate, in West Lothian, a region which has a residential population of 150,000.

Bathgate is easily accessible, as it enjoys excellent communication links to the M8 Motorway via Junction 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 located in close proximity to the junction with Hopetoun Street and Main Street within Bathgate town centre.

The property is formed over ground and first, with a large basement storage area.

Internally, the property provides mainly open plan space allowing for space planning flexibility.

On the first floor, the property benefits from a toilet and small tea preparation facility.

Accommodation

The premises have been measured in accordance with the RICS Code of Measurement Practice (6th Edition). The Net Internal Area is approximately 744 sq ft.

Terms

The property is available to lease on terms to be agreed, to incorporate five yearly rent reviews.

Further information with regard to quoting terms are available on request from the sole disposal agents.

Rateable Value

The Rateable Value for the subjects is £5,900 per annum.

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

Legal Costs

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

Service Charge

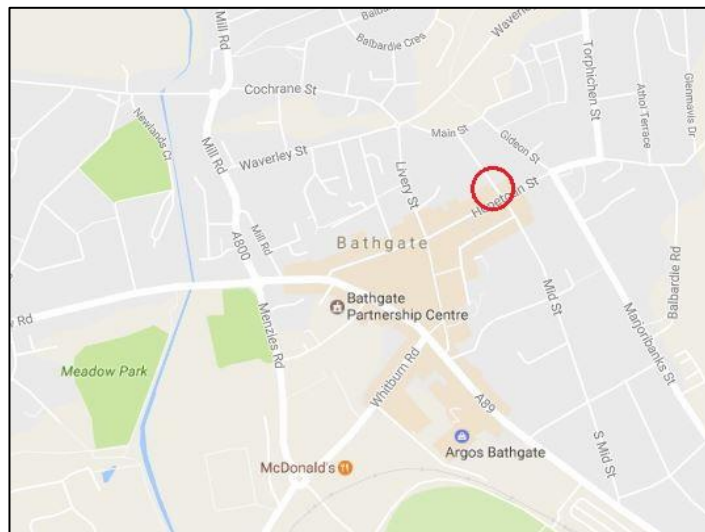
A service charge will be payable to include buildings insurance. Further details are available upon request from the sole disposal agents.

VAT

VAT will be applicable on all outgoings associated with occupation at the prevailing rate.

Energy Performance Certificate

EPC – To be advised.



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Viewing and Further Information

Viewing is by appointment only.

Please contact the disposal agents for further information.

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