

# DM HALL

# To Let

Retail

14 BATHGATE ROAD  
BLACKBURN  
WEST LOTHIAN  
EH47 7LW



36.9 SQ M  
397 SQ FT

# Property Details

- Standalone Salon with fitout
- Highly visible location in popular commuter town.
- No VAT.
- £6000 per annum

## LOCATION:

Blackburn is a town in West Lothian, Scotland, situated approximately 20 miles west of Edinburgh and 25 miles east of Glasgow on A8 road. It is near both Bathgate and Livingston, two of the larger towns in the county, with a local population of approximately 6000 residents.

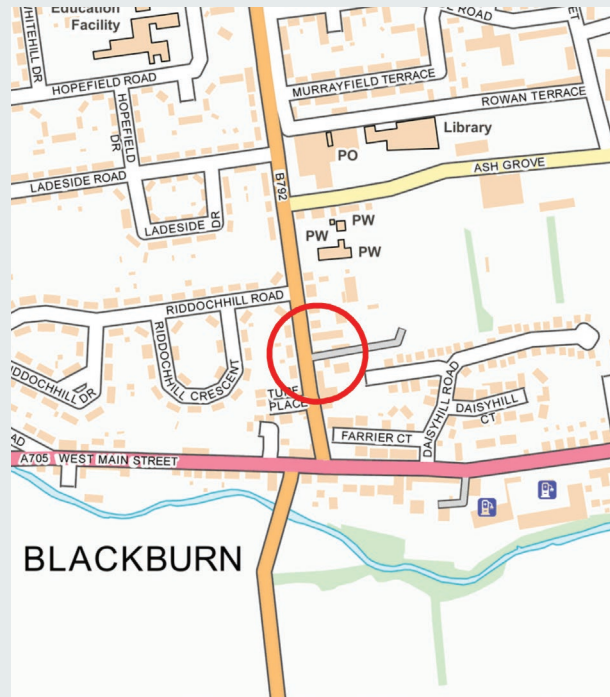
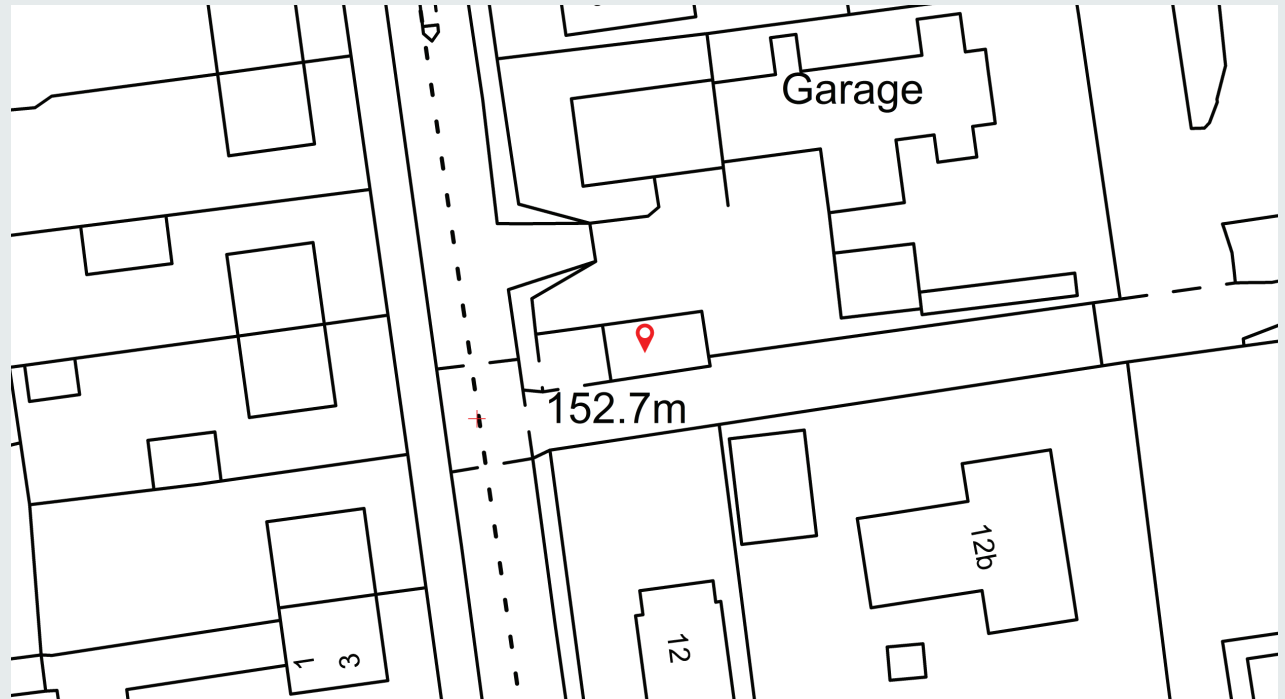
The subjects are located on the Bathgate Road, one of the main thoroughfares through the town, and the property occupies a highly visible spot, near the recently redevelopment Mill Centre, and Blackburn Partnership Centre.

Nearby occupiers include West Lothian Council, Scotmid and Blackburn Bowling Club.

## DESCRIPTION:

The subjects comprise a self contained brick built retail unit, with a rendered exterior. The property benefits from a front facing display window, with a full height security shutter. Internally the property is fitted out as a salon, and has been operated as such for a number of years.

The property benefits from storage space to the rear, as a well as a staff breakout area/ office and staff WC.



# Property Details

## 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	ACCOMMODATION	SQ M	SQ FT
salon		26.4	284
Staff / wc's		10.5	113
Total		36.9	397

## SERVICES:

The property benefits from it's own metered electricity supply.

## 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 £4700.

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

## PROPOSAL:

Our clients are seeking a standard commercial lease at an annual rental of £6000 per annum.

## LEGAL COSTS:

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



# Property Details

## VAT:

The property is not elected for VAT purposes

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole 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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