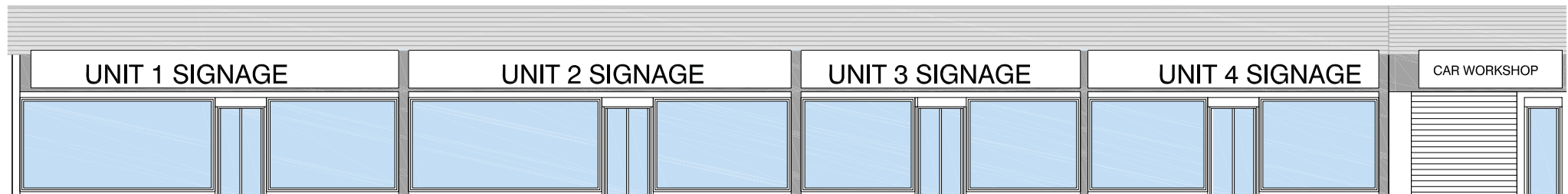


TO LET

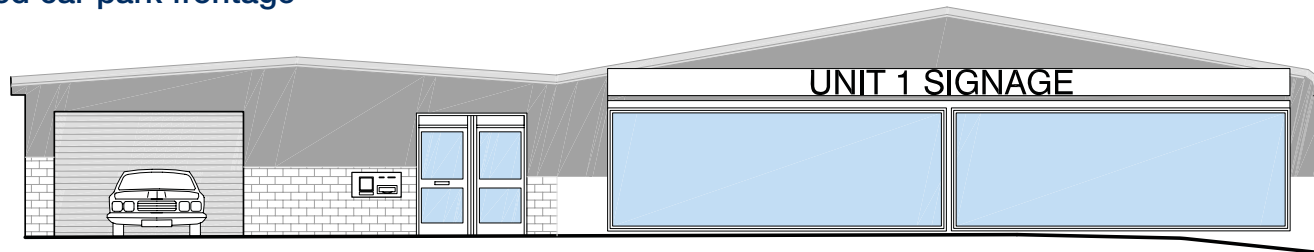
HIGHLY PROMINENT ROADSIDE RETAIL UNITS

17/19 Glasgow Road, BATHGATE, EH48 2AG

Proposed Glasgow Road frontage



Proposed car park frontage



- Highly prominent roadside location
- Dedicated car parking
- Situated on extremely busy arterial route
- Close proximity to Bathgate Town Centre



Culverwell
PROPERTY CONSULTANTS
0141 248 6611
www.culverwell.co.uk

Location

The subjects occupy a highly prominent position on Glasgow Road on the edge of Bathgate Town Centre.

Glasgow Road is one of main arterial routes for traffic travelling in and out of Bathgate Town Centre and therefore benefits from the high volume of passing traffic. This is a well established commercial location with a variety of occupiers in the immediate vicinity including national retailers, trade counter operators, office developments and industrial premises.

National retailer occupiers in the immediate vicinity include Scotmid convenience stores, Aldi supermarket and Iceland.

Description

The development will provide refurbished retail units fronting Glasgow Road with dedicated off street car parking.

The attached plan shows a proposal to subdivide the property to provide 5 retail units however individual retailer requirements can be accommodated.

Accommodation

The development will provide the following unit sizes although individual retailer requirements can be accommodated.

Unit 1	Unit 2	Unit 3	Unit 4	Basement
Gross Internal Area: 4085 sqft (379.49 sqm)	Gross Internal Area: 1612 sqft (149.75 sqm)	Gross Internal Area: 1168 sqft (108.5 sqm)	Gross Internal Area: 1229 sqft (114.17 sqm)	Gross Internal Area: (2397 sqft) (222.68 sqm)

Site plan



Rating

The property will require to be separately assessed for rating purposes upon completion.

Rent

Details on request.

The rent will depend on the amount of space required by the occupier. The rent quoted will be exclusive of VAT, rates and service charge.

Lease Terms

The premises will be available on the basis of a new long term full repairing and insuring lease with provision for 5 yearly upward only rent reviews.

Planning

The premises benefit from an open Class 1 retail consent.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

Entry

By agreement.

Specification

The property will be provided to developers shell specification. A copy of the developer's specification is available on request.

Viewing & Further Information

Please contact John Miller on
T: 0141 248 6611
E: john@culverwell.co.uk



Culverwell for themselves and for their client whose agent they are give notice that:

(I) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract, (II) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (III) No person in the employment of Culverwell has any authority to make or give representation or warranty whatever in relation to this property, (IV) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect.

updated August 2008