

SUBJECT TO VACANT POSSESSION



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**UNIT 11**

Edinburgh Road, Bathgate,  
West Lothian  
EH48 1BA

### DESCRIPTION

Unit 11 offers a highly prominent and versatile commercial space situated in a well-established location within Bathgate. Positioned to attract strong local and passing trade, the unit benefits from excellent accessibility and visibility.

The unit's layout and frontage make it suitable for a wide range of retail, leisure or service uses, with strong connectivity to surrounding amenities and public transport links. This is an opportunity to secure a substantial, well-located unit within a thriving West Lothian destination.

- 50 Space car park directly adjacent
- 2x EV Charging points

### UNIT SIZE

Total Area: 12,306 sq.ft (1,143 sq.m)

### RENT

£80,000 PA exclusive

### BUSINESS RATES

Rateable Value: £65,700

### INSURANCE

Insurance: £2,537 PA exclusive

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



# 50

Car Parking Spaces



# 12,306 sq.ft

Total Area



## What Three Words

haggle.sundial.approvals



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## Viewing

Strictly via prior appointment  
with the appointed agents

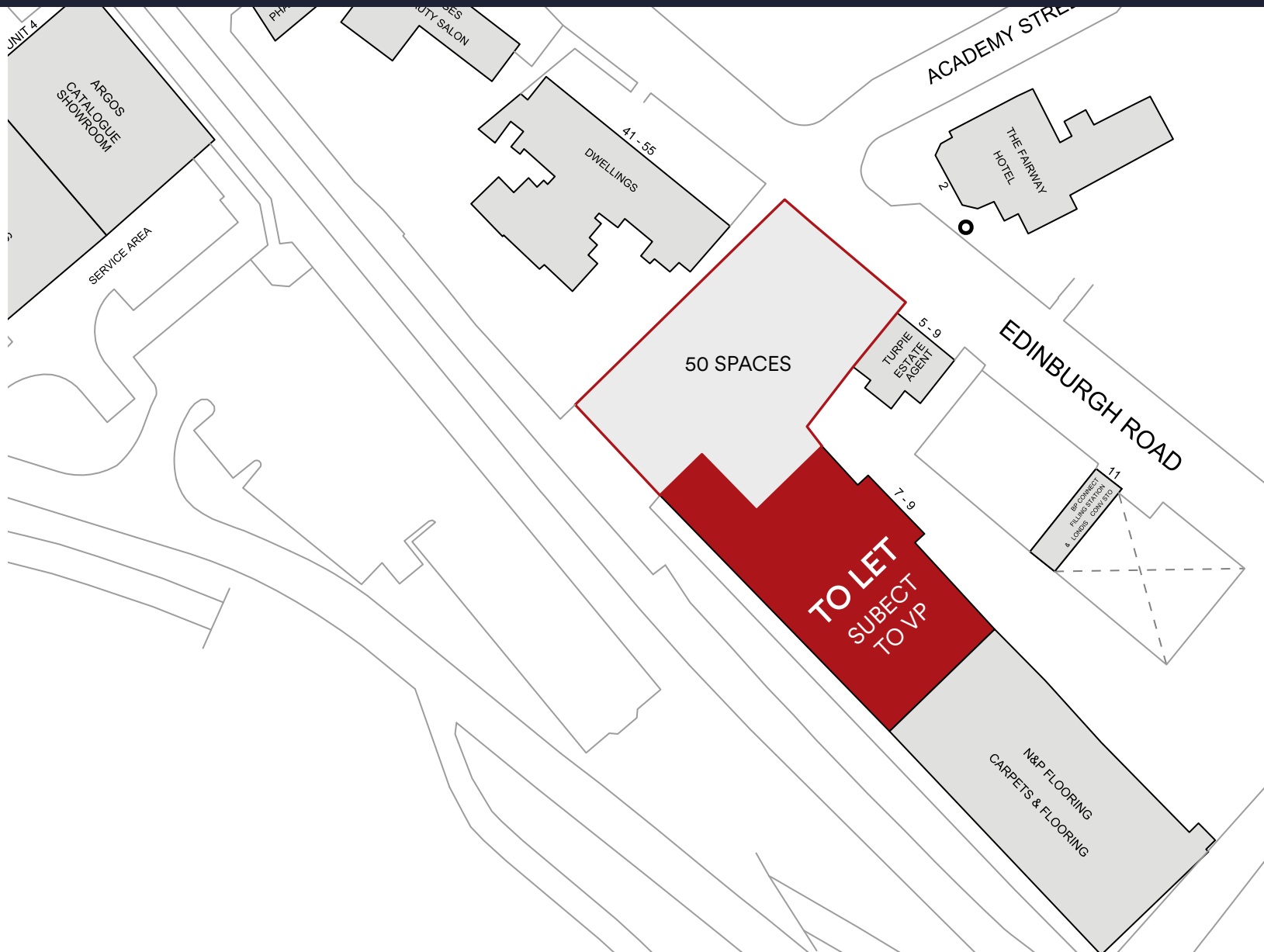
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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.