



### Tenure

Heritable.

### Location

Bathgate is a busy West Lothian town located approximately 20 miles west of Edinburgh with a population of some 13,000. The town benefits from good communications as it lies on the A89 trunk road and is situated just to the north of Junction 3A of the M8 Motorway. The property is situated on the north side of Hopetoun Street, equidistant to George Street and Mid Street. Occupiers close by include the Ballencreeff public house (opposite), Yolo Bar and Restaurant, Bank of Scotland, William Hill, M&Co, Paddy Power and Ladbrokes.

### Description

The property is arranged on ground and one upper floor to provide a former public bar and restaurant together with kitchen and staff/ancillary accommodation on ground floor and further staff/ancillary accommodation at first floor. Part of the first floor also includes a former self-contained manager's flat with four rooms, kitchen and bathroom. Externally, the property enjoys a courtyard at the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>13.10 m</b>	<b>(42' 11")</b>
<b>Built Depth</b>	<b>10.70 m</b>	<b>(35' 2")</b>
<b>Ground Floor</b>	<b>369.65 sq m</b>	<b>(3,979 sq ft)</b>
<b>First Floor</b>	<b>265.45 sq m</b>	<b>(2,857 sq ft)</b>
<b>Total</b>	<b>635.10 sq m</b>	<b>(6,836 sq ft)</b>

NB. Areas on a GIA basis.

### Tenancy

The property is to be offered VACANT.

### Rateable Value

We understand the rateable value is £69,000.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC Rating 157 Band G (Copy available on website).

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 74 Bathgate**.

## Bathgate

### 36-40 Hopetoun Street West Lothian EH48 4EU

- **Heritable Vacant Leisure Building**
- Central town centre location
- Totalling 635.10 sq m (6,836 sq ft)
- Substantial trading accommodation with beer garden
- Includes former self-contained manager's flat
- Site may lend itself to alternative uses
- May suit owner occupier or investors

## Vacant

On the Instructions of

**wetherspoon**

