

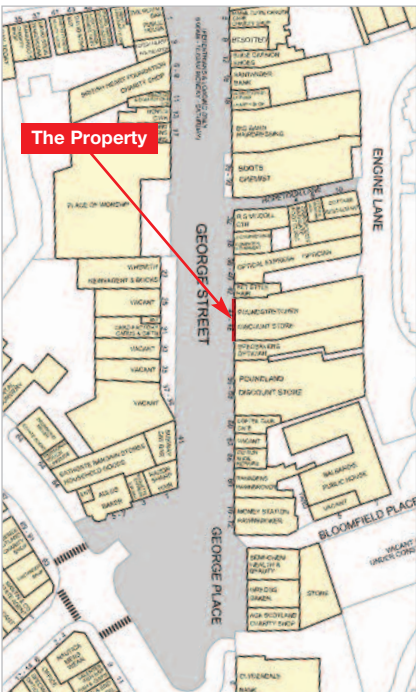
Bathgate

44-48 George Street West Lothian EH48 1PD

- **Two Heritable Shop Investments**
- Let to Poundstretcher Properties Ltd and Specsavers Optical Superstores Ltd
- Pedestrianised town centre location
- Total Current Rents Reserved

£71,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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 east side of the pedestrianised George Street, the main retail thoroughfare in the town.
Occupiers close by include Poundland, W H Smith, Boots, and Greggs.

Description
The property is arranged on ground and two upper floors.
44-46 George Street comprises a ground floor shop unit with ancillary accommodation at first and second floors.
48 George Street provides a ground floor shop unit only.
The properties benefit from a shared rear loading bay.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
No. 44-46: EPC Rating 50 Band D
No. 48: EPC Rating 75 Band E (Copies available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
44-46	Poundstretcher Properties Ltd	Gross Frontage	11.70 m	(38' 5")	25 years from 31.07.1986 (1) Rent review every 5 years FR & I	£51,000 p.a.	Reversion 2017
		Net Frontage	10.75 m	(35' 3")			
		Shop Depth	29.70 m	(97' 5")			
		Built Depth	37.90 m	(124' 4")			
		First Floor Sales	346.24 sq m	(3,727 sq ft)			
		First Floor Ancillary	197.41 sq m	(2,125 sq ft)			
		Second Floor	79.8 sq m	(859 sq ft)			
48	Specsavers Optical Superstores Ltd (2)	Gross Frontage	6.15 m	(20' 2")	15 years from 28.10.2008 (3) Rent review every 5 years FR & I	£20,000 p.a.	Rent Review 2018
		Net Frontage	4.95 m	(16' 3")			
		Shop Depth	9.45 m	(31' 0")			
		Built Depth	23.90 m	(78' 5")			

- (1) The lease has been extended until 28th September 2017.
(2) No of Branches: 1,700+. Website Address: www.specsavers.co.uk. For the year ended 28th February 2013, Specsavers Optical Superstores Ltd reported a turnover of £346.739m, a pre-tax profit of £15.349m, shareholders' funds of £102.493m and a net worth of £100.290m.
(Source: riskdisk.com 13.12.2013)
(3) There is a tenant break option in Year 10 on the serving of 6 months' notice.

Total £71,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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