

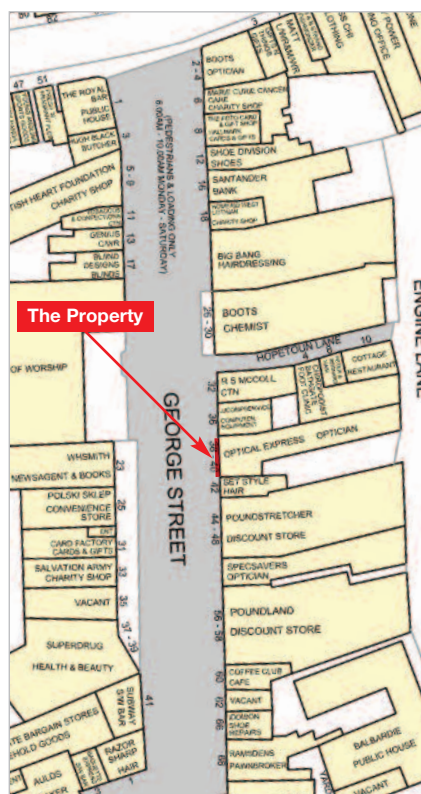
# Bathgate

## 36 George Street West Lothian EH48 1PD

- **Freehold Shop Investment**
- To be entirely let to Optical Express Limited and guaranteed by DCM (Optical Holdings) Limited
- New 15 year lease from completion
- Fixed 3% pa compounded rental increases
- Pedestrianised town centre location close to Boots the Chemist and opposite W H Smith
- No VAT applicable
- Current Rent Reserved

**£9,000 pa**  
**Rising to £10,433 pa**  
**in 2019 & £12,095 in**  
**2024**

**SIX WEEK COMPLETION**  
**AVAILABLE**



### Tenure

Freehold.

### 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 floor only to provide a ground floor shop and staff accommodation. The property forms part of a larger building, the remainder of which is not included within the sale.

The property provides the following accommodation and dimensions:

**Ground Floor** **34 sq m** **(366 sq ft)**

### Tenancy

The property will be let to OPTICAL EXPRESS LIMITED with a guarantee from DCM (Optical Holdings) Limited for a term of 15 years from completion at a rent of £9,000 per annum. The rent will be increased to £10,433 per annum at the fifth anniversary and £12,095 per annum at the tenth anniversary of the commencement of the lease. The lease contains full repairing and insuring covenants.

### Tenant Information

Optical Express Limited were incorporated in 1995 and are one of the UK's leading eyecare providers. They are the number one provider of laser eye surgery in the UK and Europe and trade from over 100 locations throughout the UK. Website Address: [www.opticalexpress.co.uk](http://www.opticalexpress.co.uk)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

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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