

TO LET/FOR SALE

Prominent Retail Unit of 10,036 sq.ft

Bathgate Retail Park, Bathgate, West Lothian, EH48 1HH



Town Centre Location ◀

Convenient/Free parking ◀

Sub-division options possible ◀

Adjacent to B&M/Argos and close to new Lidl store, Home Bargains, Iceland and McDonalds ◀

On the Instructions of

LCP

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HSA RETAIL

LOCATION

Bathgate is a commuter town in West Lothian situated 20 miles west of Edinburgh and 28 miles east of Glasgow.

The entrance to Bathgate Retail Park is located less than 100 metres from Bathgate's pedestrianised high street, enabling the Park to benefit from a town centre location as well as convenient free parking and good service access.

An estimated population of over 55,000 live within a 10 minute catchment of the retail park.

Bathgate's population has increased by around 23% since the 2001 census. Major new housing developments will underpin further population growth.

DESCRIPTION

The retail warehouse units are arranged around a free to use car park accessed from Whitburn Road to the front of the scheme, with approximately 227 car parking spaces.

Service access is available via Whitburn Road, with a dedicated service yard behind Unit 3.



AVAILABILITY

The units have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the approximate areas are:

UNIT	AREA SQ.M	AREA SQ.FT
1: George Street Dental Practice	204.39	2,200
2: B&M	2,316.17	24,931
3: TO LET	932.38	10,036
4: Argos	743.23	8,000
TOTAL	4,196.17	45,167

EPC

A full EPC report can be provided upon request.



LOCATION PLAN

SUB-DIVISION OPTIONS

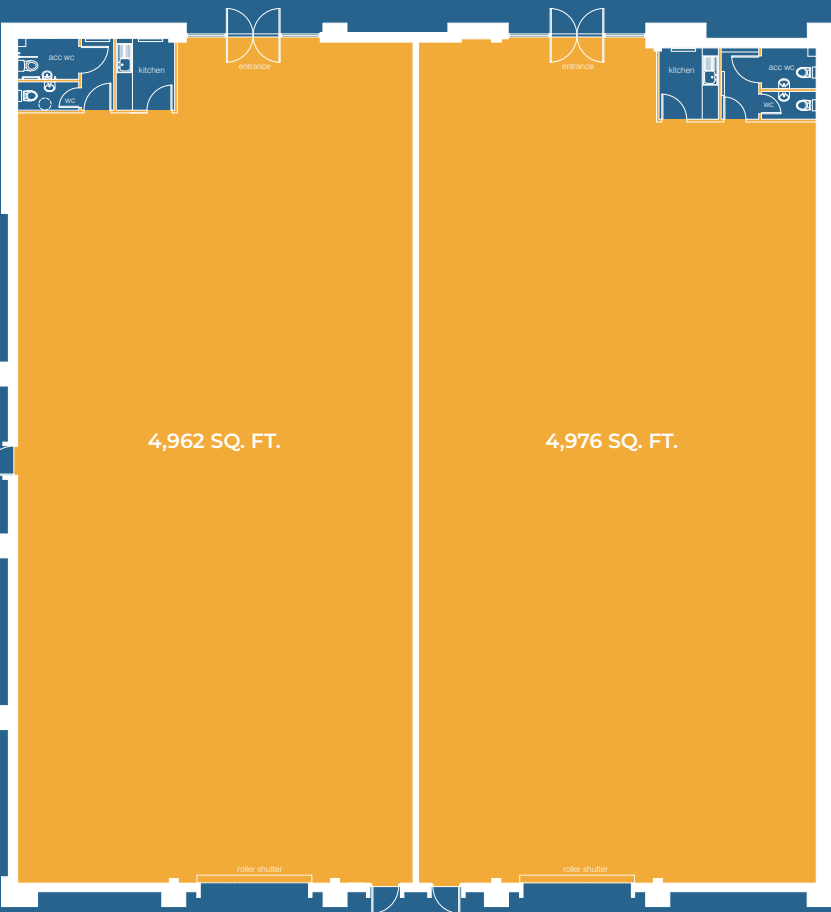
Sub-division options are available, as per plans below.

RENT

Rental offers are invited based on a minimum 10 year lease term.

PRICE

Price information on request.



PROPOSED SUB-DIVISION OPTION ABOVE USING A 50/50 SPLIT AS EXAMPLE



CONTACT

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