



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**To Let**  
£13,800 Per Annum

## 2-4 Jarvey Street, Bathgate EH48 4EZ

Class 1a

T: 0131 290 2350 | E: commercial@imedjk.co.uk | www.imedjk.co.uk | Follow us @imedjk

## Location

Bathgate is a well-established town in West Lothian, benefitting from excellent connectivity to major transport links and local amenities.

The area offers a range of services, including retail destinations, dining establishments, and professional resources, creating a practical and attractive environment for businesses and their staff. The town's reputation for supporting commercial activity makes this location an appealing choice for organisations seeking a strategic base within central Scotland.

## Description

The subject property is a two-storey terraced building that has excellent street presence and signage space to promote your brand.

Access to the building is gained through a front door, leading directly to a spacious room, with the adjacent room and upward staircase being accessed through a doorway.

Upstairs, the layout is similar to the floor below, with the adjacent room providing access to a WC and kitchen/tea prep area. There is also a good sized basement suitable for storage.

The front shop area is spacious and full of natural light with two large ceiling pendants providing artificial light. All walls are painted in neutral colours, and has elegant flooring fitted throughout.

The property would suit beauty salons, retailers, offices, client-facing services, or some other commercial functions.

### Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area over ground and basement floors:

Total 125sq. m (1,346 sq. ft)

Ground 47 sq. m (507 sq. ft)

First Floor 44 sq.m (472 sq.ft)

Basement 34 sq. m (366 sq. ft)

### Rent Price

We are seeking a rent of £13,800 per annum on full repairing and insuring lease

### EPC

Available upon request

### Utilities

The property is served by mains Electricity and Water

### Rent Price

The rent is £13,800 per annum on Full Repairing and Insuring (FRI) lease terms.

### Rateable Value

According to the Scottish Assessors website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £9400. The uniform business rate for the current year is £0.49 pence in the pound (as of April 2026).

### Entry

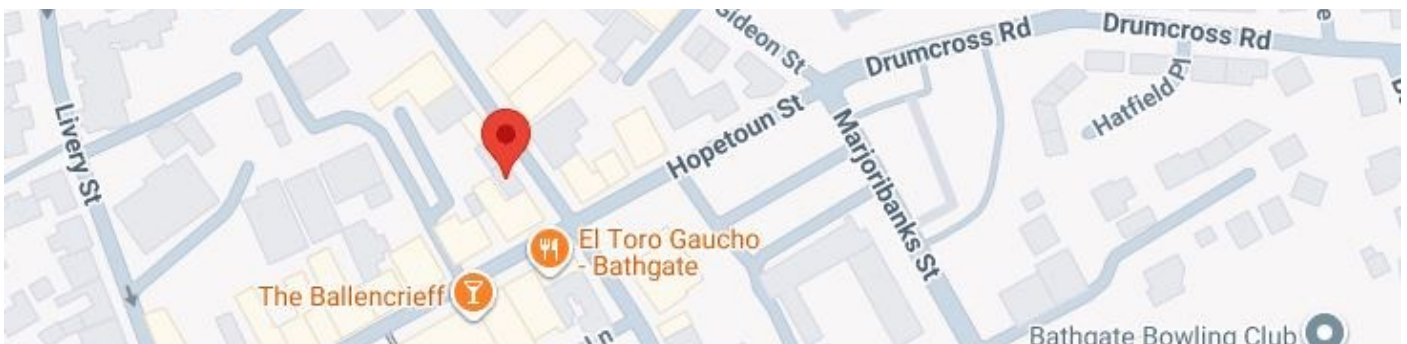
Upon completion of a formal missive under Scots Law.

### Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation, and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

### Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



#### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.