

SUB LEASE AVAILABLE

GARAGE & SHOWROOM PREMISES

Located within an established
industrial estate in Bathgate

Rent on application

Expiry: 27th August 2029

Garage, showroom & yard

Premises extends to 1,050.18 sqm
(11,304 sqft)

Entire site extends to
approximately 1.7 acres.

The site benefits from a tarmacked
yard and forecourt area



WHAT 3 WORDS



BLACKBURN ROAD, BATHGATE, EH48 2EQ

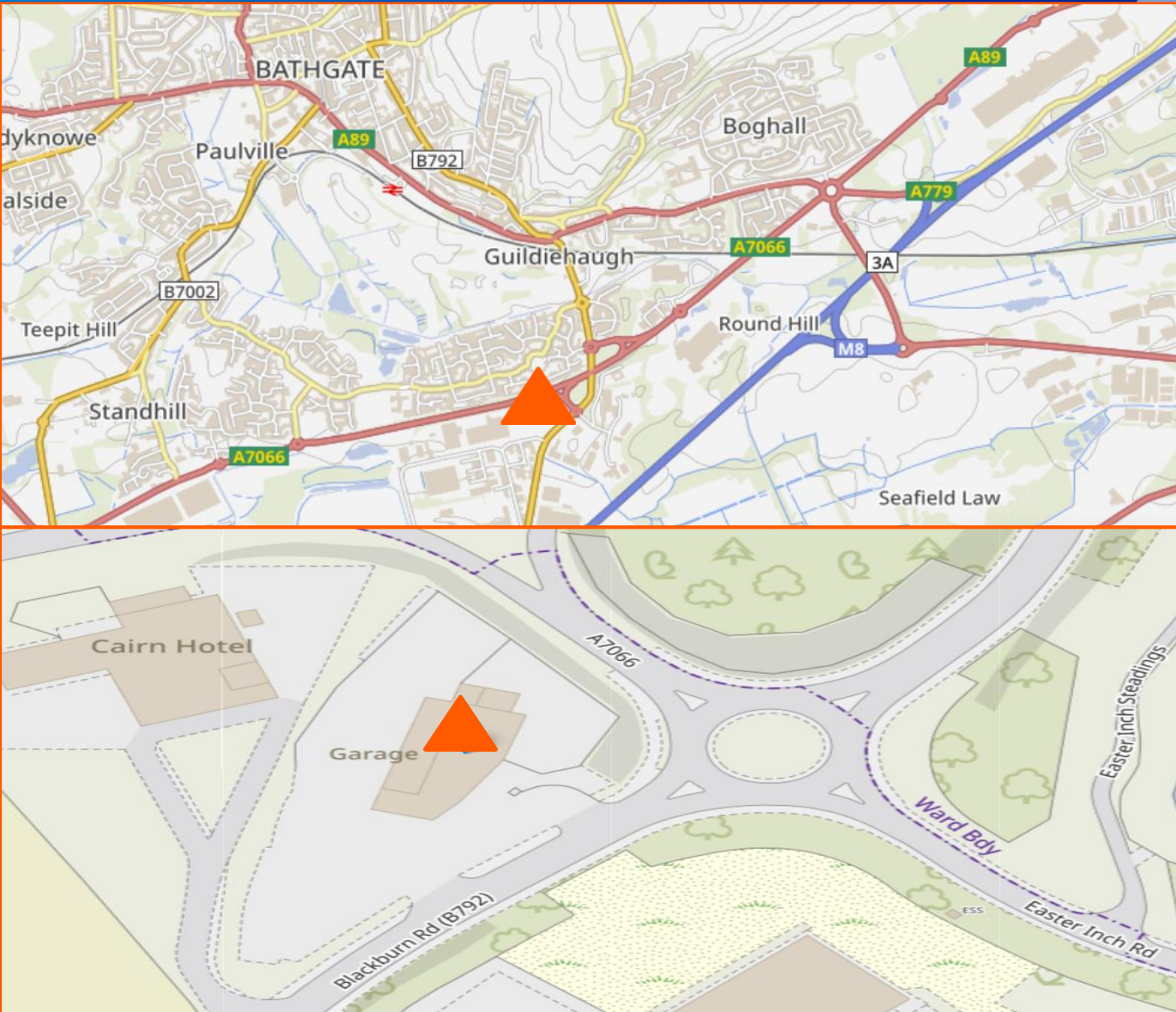
CONTACT: **Emily Anderson** emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**





Location

BLACKBURN ROAD, BATHGATE, EH48 2EQ



Location

Bathgate is an extremely well-established West Lothian commuter town situated just off Junction 3A of the M8 motorway, which is the main trunk road through Central Scotland linking Edinburgh in the east and Glasgow in the west.

More specifically, the subjects are prominently positioned on the west side of Blackburn Road (B792), close to the junction with Easter Inch Road to the south. The subjects are located within a prime industrial location, with Whitehill Industrial Estate & Easter Inch Industrial Estate situated in very close proximity.

Neighbouring occupiers in close proximity include A1 Automotive, Genius Foods & Dingbro.

Positioned within prime West Lothian industrial location



Description

BLACKBURN ROAD, BATHGATE, EH48 2EQ



Description

The subjects comprise a large garage, showroom, and workshop set within a substantial site extending to approximately 1.7 acres. The subjects benefits from an extensive wraparound tarmacked yard and forecourt, which extends to approximately 1.4 acres of the total site, providing excellent circulation, and parking.

Currently trading as Arnold Clark, the accommodation is centred around a spacious open-plan showroom, complemented by four private offices, staff welfare areas, and WC. Facilities. To the rear, there is a substantial workshop that provides excellent operational space, making the property ideally suited to a range of automotive, trade, and commercial uses.

Accommodation

Size	m ²	ft ²
Garage & Showroom	1,050.18	11,304
TOTAL	1,050.18	11,304

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rent

Rent on application.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £92,900 which results in annual rates payable of approximately £49,701.50.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **JULY 2026**