



ASD metal services

FOR SALE

12-14 Millburn Road
Bathgate
West Lothian
EH48 2AF

Standalone unit of 14,453 sq ft
(1,343 sq m) on a site of c. 0.94
acres (0.38 ha.)

- Low site coverage
- Dedicated yard of 0.6 acres (0.24 ha.)
- High minimum eaves of 8.8m
- Rare opportunity to purchase

LOCATION

The property is located on Millburn Road and accessed via Glasgow Road (A89) which is one of the main arterial routes for traffic in and out of Bathgate Town Centre. Along with the high volume of passing traffic, Glasgow Road and South Bridge Street provide access to Bathgate Railway Station which lies to the southeast. A well-established commercial location, there are a variety of occupiers in the immediate vicinity including national retailers, trade counter operators, office developments and industrial premises.

DESCRIPTION

Salient points as follows:

- Standalone unit of steel portal frame construction;
- Single skin clad walls above head height brick work;
- Double pitched clad roof incorporating translucent panels;
- 3 phase electricity supply and sodium lighting;
- 2 x roller doors to north elevation (4.9m wide x 5.7m high);
- Minimum eaves of 8.8m rising to 9.5 at apex in each bay.

AREAS

We have calculated a Gross Internal Area of **14,453 sq ft (1,343 sq m)** in accordance with the RICS Code of Measuring Practice (6th Edition) . We have estimated a site area of **0.94 acres (0.38ha.)** assuming the below boundary which provides a site coverage of 35%.

PRICE

Offers over £600,000 exclusive of VAT are invited for our client's heritable interest in the property.

RATEABLE VALUE

According to the Scottish Assessors website, the property has a current Rateable Value of £84,300.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

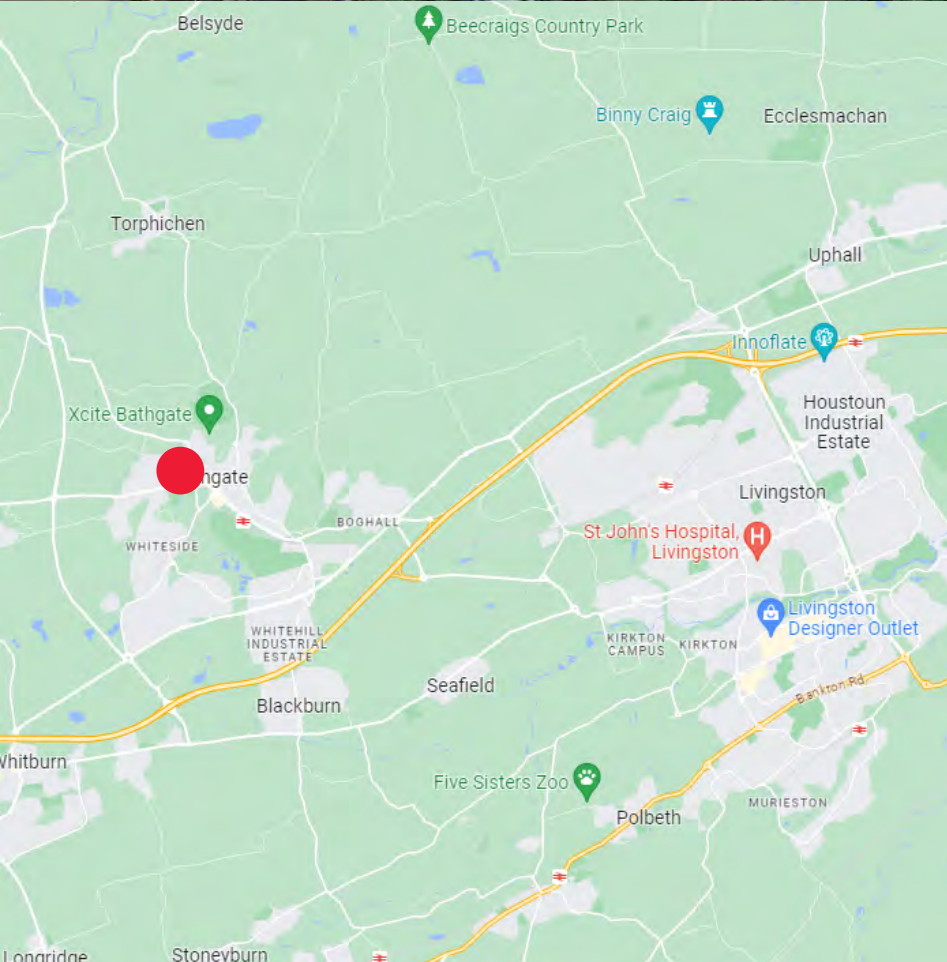
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt any purchaser will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

Rating: B. A copy of the EPC certificate can be provided upon request.





Viewing & Further Information

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