



Chalmers Bathgate Cinema

Ref: 5254993

St David's, George Street, Bathgate, EH48 1PH

Freehold: Offers Over - £500,000

Currently operating as a successful cinema

Large bar area

Three screen cinema

Would suit a variety of different concepts

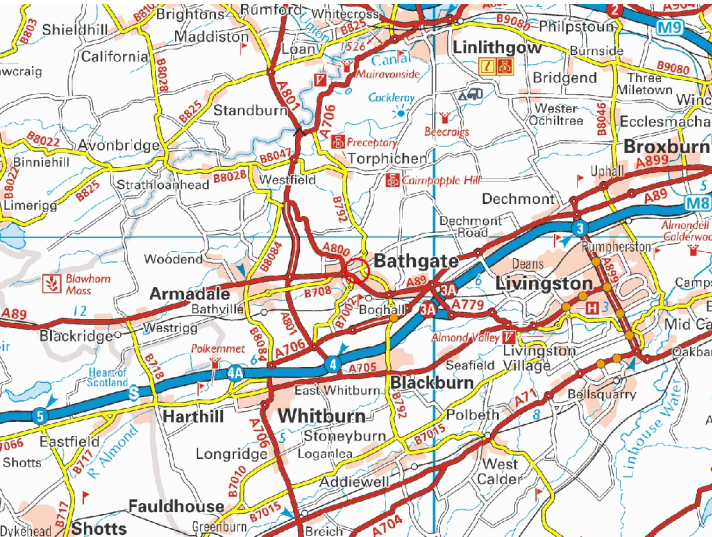
Premises License

Energy rating D



A great opportunity to acquire a licensed venue in the heart of Bathgate. The business is currently trading as a cinema however also caters for live music events.

Our clients have owned the property since 2012 and are now selling due to retirement.



Location

Chalmers Cinema is situated on George Street, which forms as part of the main precinct within the town centre. Bathgate is located within West Lothian, approximately five miles west of Livingston and around 20 miles west of Edinburgh. The town offers a variety of amenities including shopping, restaurants, bars and cafes.

Bathgate is well-connected by road and rail. The M8 motorway runs nearby, providing easy access to both Glasgow and Edinburgh. The town's railway station offers regular services to major cities.

Staff

The business is being sold as a going concern and will therefore include the transfer of all employees under TUPE.

Ground Floor

On entering, a large bar area is to the right of the room. This area is referred to as 'screen 1' and includes a large screen, moveable sofas and tables as well as having an amp room which controls all the sounds and lighting relating to the cinema. A small corridor leads to 'screen 2' which includes a private bar as well as cinema style fitted seating.

There are three screens in total all located on the ground floor.

Male, female and disabled toilets are located throughout the ground floor.

Basement

The beer cellar is located within the basement via a small staircase, which is directly underneath the main bar area.



The Opportunity

A great opportunity to acquire a licensed property situated in the heart of Bathgate Town Centre. The business is predominantly trading as a cinema but is also popular and hosts various live music shows throughout the year. This is a side of the business that has huge potential and could be developed further.

Our clients purchased the property in 2012 initially trading as a successful nightclub, benefiting from a 3.00am license. They are now aiming to retire from the licensed trade.

As well as boasting fantastic reviews online, they have also created a huge following online with over 13,000 followers.

Fixtures & Fittings

All fixtures and fittings are included within the sale (excluding any personal items).



Other Floors

A further entrance to the property is located to the right of the main building, this area includes an office, kitchen and staff toilets. A staircase leads to the first and second floor where there is a green screen promotional room which forms as part of a separate business.

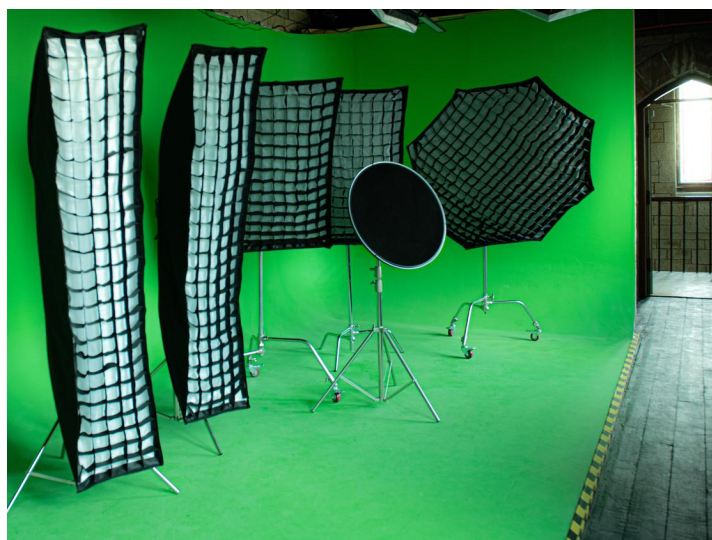
External Details

A detached B Listed Church building with a pitched and slated roof of stone construction.

Parking is available nearby and free of charge.

Business Rates

The Rateable Value is £4,600.00 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Edinburgh



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