

FOR SALE

Well-established Traditional Wet Bar



Double 5

55 West Main Street, Whitburn, EH47 0QD

Offers in the region of £175,000

Find out more at www.g-s.co.uk

- **Well-established Traditional Wet Bar**
- **Private Function Room Upstairs**
- **Currently on a Full Agreement with a Passing Rent of £17,845 pa (currently paying £6,000)**
- **MAT — 66 Barrels**



INTRODUCTION

Double 5 is a prominent and well-established traditional bar located within the popular town of Whitburn, Bathgate. Whitburn benefits from connectivity via the M8 to both Edinburgh and Glasgow, as well as local trains running from Bathgate to both cities.

The property, situated on West Main Street, benefits from busy neighbouring occupiers including shops, a library, swimming pool and other pubs and local amenities.

The premises comprises a traditional bar area on the ground floor with two servery areas, booth & bar stool seating, and private function room set on the first floor. Double 5 also benefits from a beer cellar and additional storage areas

We have been advised that the current Tenant is in a 3 year full agreement that has been in place since June 2014 with the same Tenant in Situ.

Double 5 offers a chance to take on a locally well-renowned pub with ample opportunity for business development and growth.

THE PROPERTY

The ground floor is fitted out as an attractive and welcoming customer trading area providing seating for approximately (30) Covers. The premises benefits from a prominent bar servery, private function room and male & female WCs. There is essential ancillary accommodation including a beer cellar together with a variety of storage and back-of-house areas.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Main bar area (roughly 30)
- Male & Female WCs
- First floor private function room

Service Areas

- Beer cellar
- Storage areas

TRADE

MAT — 66 Barel, No further trading info available



LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

We are advised that the property is connected to all mains services.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - G

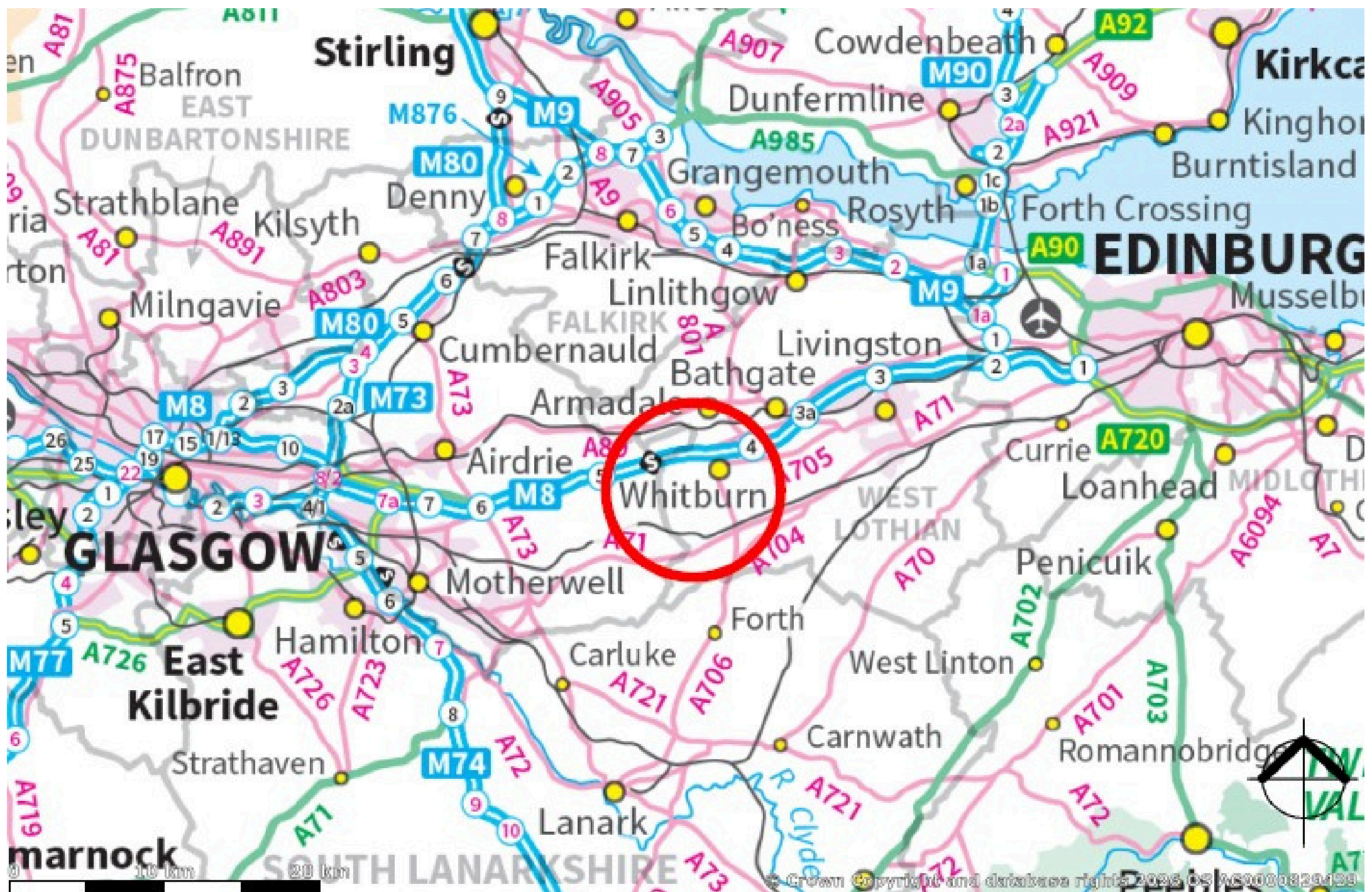
RATEABLE VALUE

Rateable Value £8,000 (1st April 2026)

TENURE

Heritable (Freehold)/Outright Ownership]





PRICE

Offers in the region of £175,000 for the Heritable (Freehold) interest.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business Agent
martin.sutherland@g-s.co.uk
07768 704 203

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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