



### **DESCRIPTION**

A town centre retail unit with a good size front shop including entrance hall, staff room/office/secondary retail space and access to the rear. The area of the property measures 77.86msq (GIA).

### **LOCATION**

The property is situated on East Main Street in the town centre of Armadale. Neighbouring businesses include Sweet Little Cheesecake Company, Sparkles Nails, and Halo Hair Salon. Further independent and established businesses operate in nearby shop premises.

Armadale has a population of 11,000 ([visitwestlothian.co.uk](http://visitwestlothian.co.uk)) and is situated 2.5 miles from Bathgate and 10 miles from regional hub Livingston. There are close connections to the M8 Junctions, which gives excellent connectivity to both Edinburgh and Glasgow.

### **APPROPRIATE USE**

The property has class 2 consent for Financial, Professional or Other Services. Class 1 consent would be available in addition to this. Any other class use would need consent and prospective tenants are advised to contact the Council's Development Management on Tel. (01506) 282456 for advice. An Energy Performance Certificate rating of G applies to the property.

### **RATEABLE VALUE**

The current Rateable Value for the shop is £8,800. Rates relief may apply to the property due to small business relief. For further information please refer to [www.westlothian.com/businessrates](http://www.westlothian.com/businessrates)

### **ENQUIRIES & VIEWING:**

Anyone wishing to view inside the subjects should contact Hannah Sturgess on 01506 283405 or [Hannah.Sturgess@westlothian.gov.uk](mailto:Hannah.Sturgess@westlothian.gov.uk).

### **RENTAL**

The property is available for rent for offers over £9,000 per annum.

## **CONDITIONS OF LET**

1. The minimum lease term is 1 year (from the date of entry).
2. The property is to be let on the Council's standard shop lease. Our Tenant FRI Handbook explains the rights and responsibilities of a council tenant in more detail, as well as providing you with helpful contacts and information. Copies of both the standard lease and Tenant Handbook can be downloaded at [www.westlothian.com/pmd](http://www.westlothian.com/pmd), or are available in writing from Property Management & Development.

Entry to the property will not be granted until the standard lease has been agreed and signed by the tenant and each party shall pay their own costs for preparation of this lease. Should any variation to the lease be agreed this will require referral to the councils Legal Service team and the tenant will then be liable for all costs incurred.

The lease is a legally binding contract between the tenant and the West Lothian Council and signing it will have legal consequences for both parties. We therefore advise the tenant to seek independent legal advice on the terms of the lease before signing it.

3. The rent shall be payable monthly in advance by direct debit.
4. Three months' rent deposit will be required, payable at the commencement of the lease.
5. The tenant shall be responsible for all repairs to and maintenance of the premises and will be liable for a share of the cost of repairs to and maintenance of the common parts of the building of which they form part.
6. The Council will insure the building for reinstatement and will recover the appropriate annual premium from the tenant.
7. The tenant will pay all local rates attributable to this property for the duration of the lease
8. The tenant will be responsible for the payment of all utility bills attributable to the property.
9. The tenant will be responsible for obtaining any statutory consents and for complying with any regulations relative to the proposed use of the premises.

## **OFFERING PROCEDURE**

A lease of this property is subject to the councils offering procedure. Please register your interest in the first instance to [Propertymanagement@westlothian.gov.uk](mailto:Propertymanagement@westlothian.gov.uk) or [Hannah.Sturgess@westlothian.gov.uk](mailto:Hannah.Sturgess@westlothian.gov.uk).

Further information on the councils offering procedure will be supplied once a closing date has been set.

Please be aware a business plan would need to be provided with any application. Prospective tenants are directed to Business Gateway if they need assistance.

## **Disclaimer**

**These particulars do not form part of any contract and none of the statements contained in them regarding the property are to be relied upon as a statement of representation of fact. Any intending purchaser must satisfy themselves, by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.**

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These particulars were prepared on 31 January 2019