



5 The Vennel, Linlithgow, EH49 7EX



DESCRIPTION

Prominent retail unit with considerable space over two floors, situated within the historic town of Linlithgow. The favourable position of the property makes it an ideal location to benefit from local footfall as well as visitors to the town. The accommodation within the property approximately comprises:

Main Sales Area: 377.8m²

First Floor (Storage, Kitchen and WC Facilities): 372.6m²

LOCATION

As a location for business, Linlithgow is readily accessible from many of the major population centres in Scotland's central belt. Excellent road and rail links provide easy access to and from Edinburgh, Glasgow, Stirling and the surrounding areas.

A local population in excess of 13,000 coupled with a well-established tourist trade provides business with the potential of a very strong customer base.

APPROPRIATE USE

The property has class 1 consent for general retail. Any other class use would need consent and prospective tenants are advised to contact the Council's Planning Unit on Tel. (01506) 280000 for advice.

RATEABLE VALUE

The current Rateable Value for the shop is £43,000. This assessment is based on a retail use.

ENQUIRIES & VIEWING:

Anyone wishing to view inside the subjects should contact Darren Stenhouse at Darren.Stenhouse@westlothian.gov.uk or on 07901114394.

RENTAL

No guide price has been noted for the premises and once a closing date has been set, applicants are asked to indicate their rental offer on the standard application pro-forma.

CONDITIONS OF LET

1. The duration of the lease is open to offers and should be indicated on the attached pro-forma. The minimum lease period will be one year.
2. The rental shall be payable monthly in advance by Direct Debit.
3. A deposit equal to three month's rental will be required prior to the date of entry.
4. The tenant shall be responsible for all repairs to and maintenance of the premises (FRI) as well as a share of the cost of repairs to the common parts of which it forms part.
5. The Council will insure the building for reinstatement and recover the appropriate annual premium from the tenant. The tenant will be responsible for insuring the plate glass and all other insurance's.
6. The tenant will be responsible for obtaining any statutory consents and complying with any regulations relative to the proposed use of the premises.
7. The tenant will be responsible for the payment of rates.
8. Each party will cover their own legal fees incurred in completion of the lease documentation.

OFFERING PROCEDURE

A lease of this property is subject to the councils offering procedure. Please register your interest in the first instance to Darren.Stenhouse@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 offeror must satisfy themselves, by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.

These particulars were prepared in November 2020.