



DESCRIPTION

A neighbourhood retail unit with a sales area and a staff/storage area. The area of the property measures 47.47msq including WC with the front shop area measuring 23.4msq.

LOCATION

The property is situated on Chapelton Drive, Polbeth. The area is predominantly residential but the shop sits in a neighbourhood parade with a café and pharmacy as neighbours.

Polbeth has a population of 2,340 (Census 2011) and is situated in close proximity to both West Calder and Livingston, with The Centre being 2.7 miles distance by car. The A71 runs close to the property which gives good connectivity throughout West Lothian and Edinburgh.

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 Development Management on Tel. (01506) 282456 for advice. An Energy Performance Certificate rating of E applies to the property.

RATEABLE VALUE

The current Rateable Value for the shop is £3,000. Rates relief may apply to the property due to small business relief. For further information please refer to 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.

RENTAL

The property is available for rent for offers over £4,750 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, 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 or 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 28 March 2019