



West Lothian
Council

FOR LET
5 Ochilview Square
Armadale

Location

The property is situated in a pedestrian area off South Street in the town centre of Armadale. Neighbouring businesses include Ochilview Dentist and KeyStore-More. Further independent businesses operate in nearby shop premises. There are residential units neighbouring the property, and public parking at the rear.

Armadale has a population of 12,720 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.

Description

A large retail unit with a large sales area, good sized stock room, office, kitchenette and WC. The unit is decorated to a good standard with Gas Central Heating. Access is available to the rear for rubbish collection/deliveries.

Accommodation

The gross internal area of the accommodation is approximately

- Main Sales Area = 53.62sqm (sqft)
- Back Shop = 22.91sqm
- Office = 7.48sqm
- Store = 6.61sqm

Rental

Offers over **£11,550** (Eleven Thousand Five Hundred and Fifty Pound) per annum

Entry

Subject to the submission of a satisfactory application and completion of legal formalities.

Planning & Use

The property has class 1A use for shops and financial, professional and other services. 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.

Rateable Value

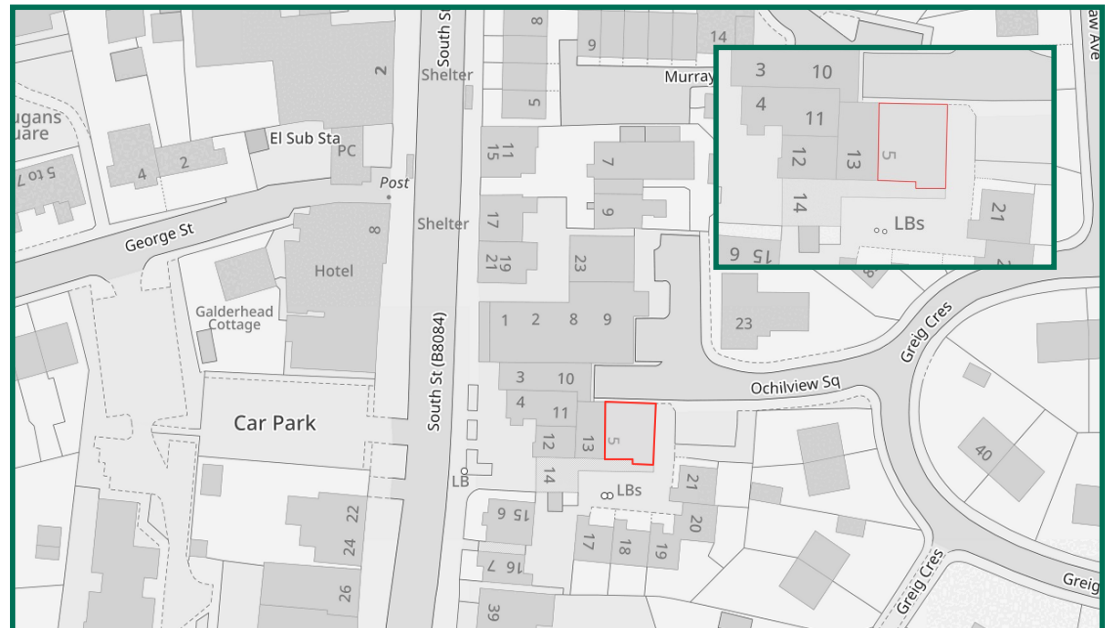
The rateable value is £7,600

This assessment is based on studio use. Further information on the assessment of rateable value for an alternative use can be sought from the Lothian Valuation Joint Board 17A South Gyle Crescent, Edinburgh EH12 9FL Telephone 01313442500

Energy Efficiency

EPC rating of D

Location Plan





Lease Terms

The lease is being offered on the following main outline terms:

1. Term 3 year minimum. For leases longer than five years, this will require committee approval. The rent will be subject to review on the fifth anniversary and five yearly thereafter.
2. The rent shall be payable monthly in advance on the 1st of the month payable by way of direct debit only.
3. A 3-month rent deposit is required at entry and will be held by the Council for the duration of the lease.
4. 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. A photographic schedule of condition recording the condition at the commencement of the lease will be attached to the lease.
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 payment of all local rates, statutory taxes and liabilities attributable to this property for the duration of the lease. Each party shall meet their own legal costs incurred in the transaction. The tenant shall pay any LBTT and lease registration dues.

Viewing

Contact: Innes Hill

Email: Innes.Hill@westlothian.gov.uk

Mobile: 07901114344

Submitting an Offer

- Please register your interest in the first instance by emailing Innes.Hill@westlothian.gov.uk or writing to the address below. A closing date will be set once appropriate interest has been received.

Once a closing date has been set, the following procedure will apply:

- All offers must be made on the standard application form and submitted in an A4 envelope clearly labelled "OFFER OF LEASE FOR 5 OCHILVIEW SQUARE ARMADALE" The offeror must write his/her name and address on the back of the envelope.
- Any offers received after 12 noon on the closing date will be returned unopened and will not be taken into consideration by the Council.
- All offers must be sent to:

Property Services Manager
Property Services — West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston
EH54 6FF
- Offers received by fax or email will not be accepted.
- The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Offers must be submitted in accordance with the above instructions. Failure to comply with these instructions will result in the offer being declared void.
- Since the leasing of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice.



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Council do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Particulars issued July 2026