TO LET

Cafe at Fauldhouse Partnership Centre, Lanrigg Road, Fauldhouse, EH47 9JD

Location

Fauldhouse is located approximately 9 miles south west of Livingston. The proximity of major road and rail networks affords it good access across the central belt.

The subjects are located within Fauldhouse Partnership Centre (FPC), a multi-functional local government building. The facilities within the Partnership Centre include a swimming pool, sports hall, gym, 3G synthetic turf pitch, library, West Lothian Council CIS, as well as pharmacy and NHS services.

Description

The café benefits from a central location on the ground floor of FPC, opposite the main reception desk. The facilities include a kitchen preparation area, servery counter and seating area for customers. There are public toilet facilities located within FPC which can be used by customers of the cafe.

The marketed space currently benefits from the following equipment; gas hob and oven, microwave, dishwasher, fridge freezer, cooker hood, food warmer, stainless steel catering benches, commercial and hand rinse wash basins.

The council will undertake the statutory maintenance checks and repairs required to ensure the equipment is functional and compliant.

Rental / Terms

The council's proposed lease terms are noted below ;

- The tenant will be liable for a 1.2% proportional charge of the service charge incurred for maintaining, repairing insuring and managing FPC. The service charge will be reconciled annually each year to ensure overheads for the premises are covered.
- The tenant will also be liable for a turnover-based profit rent, with the proposed arrangement to be submitted by the tenant as part of their business plan. Prospective tenants should indicate the percentage of profit which is proposed to be paid to the council as a rental payment.
- The service charge shall be payable quarterly in arrears.
- A deposit equal to £500 (Five Hundred Pounds) will be required prior to the date of entry.
- The tenant will be responsible for obtaining any statutory consents and complying with any regulations relative to the proposed use of the premises, with the exception of maintenance and repair of the kitchen equipment.
- The tenant would be responsible for the payment of any Non-Domestic Rates attributed to this area of the Partnership Centre.

An offer of lease between 1-5 years is being sought and parties should state their proposal within the tender submission.

Viewings

The property may be viewed by prior appointment. Please contact Jacqueline Steven on 0790 111 4348 or by email at Jacqueline.steven@westlothian.gov.uk.



Additional Information

Cleaning – The cleaning and maintenance of the leased premises will be the responsibility of the café operator including the table tops, chairs and spillages. West Lothian Council will be responsible for the cleaning of FPC Reception and common areas.

Utility Bills – There will be no metered supply to the kitchen, with all costs captured as part of the 1.2% service charge.

Opening Hours The café can open whilst FPC is open for business.

Exclusivity – The café operator will have sole access to the designated kitchen area. On occasions, local community groups may hold coffee mornings, dances, presentations etc, these groups will be encouraged to give café operator first refusal to provide catering requirements for their functions, however there may be occasions when groups will make their own arrangements.

Licensing – It is not proposed that the café operator will hold an alcohol license for the premises. On the occasions where this may be required it should be applied for by the tenant directly to West Lothian Council.

Health and Safety - The café operator will be responsible for all activities within the kitchen and seating area in relation to the café operations.

Waste Disposal – will be the responsibility of café operator in liaison with the FPC Neighbourhood Manager.

Rateable Value – this will be assessed by Scottish Assessors Association following the letting. For further information please contact Scottish Assessors Association website at https://www.saa.gov.uk

Payments – the café operator will be required to accept payments by cash and card.

Access – Deliveries are made through the main entrance doors to FPC. Out-of-hours access will be not be available.

Repairs and Maintenance – The service charge is all-inclusive of repairs and maintenance with any repairs reported to the council and carried out by a framework contractor. The exception is the catering and kitchen equipment which will be the responsibility of the tenant.

For all Enquiries please contact: Jacqueline Steven on 0790 111 4348

Important information

Submitting an offer

The closing date for offers is 12 noon on Thursday 17th December 2026.

•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 submitted in an A4 envelope clearly labelled "OFFER TO LEASE CAFÉ PREMISES AT FAULDHOUSE PARTNERSHIP CENTRE". The offeror must write their name and address on the back of the envelope.

•All offers must be sent to :

The 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.

•Prospective purchasers must also submit with any offer, sufficient information to allow the council to obtain a suitable financial reference. Your application should also include a business plan and a completed Application Form to Lease Commercial or Industrial Property.

Offers must be submitted in accordance with the above instructions. Failure to comply with these instructions will result in the offer being declared void.

Conditions under which these particulars are issued

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

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
- All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
- 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.
- The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property
- Particulars issued November 2026.

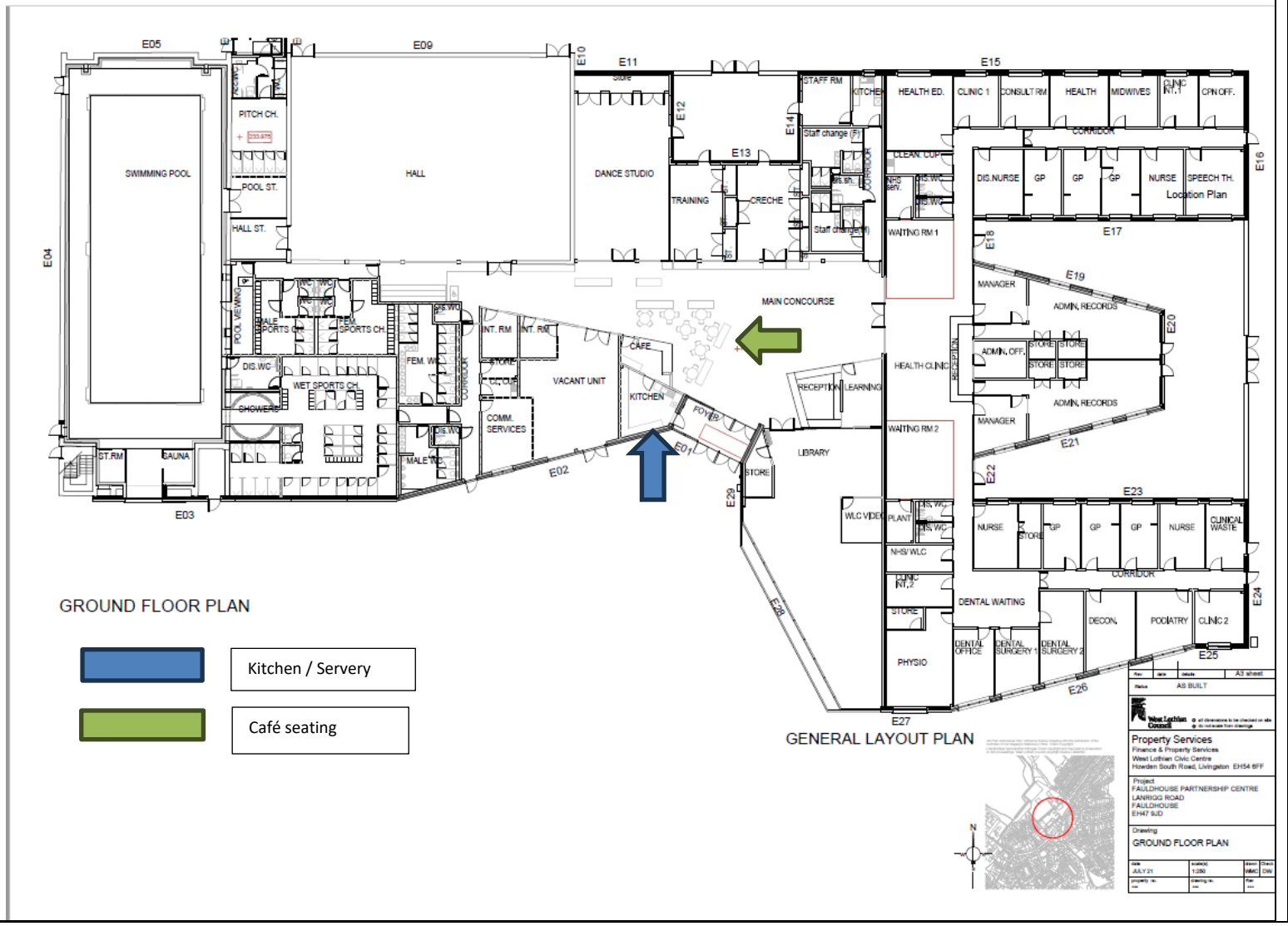








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GROUND FLOOR PLAN
Kitchen / Servery
Café seating
GENERAL LAYOUT PLAN
Location Plan
Property Services
Finance & Property Services
West Lothian Civic Centre
Howden South Road, Livingston EH54 6FF
FAULDHOUSE PARTNERSHIP CENTRE
LANRIGG ROAD
FAULDHOUSE
EH47 8JD
GROUND FLOOR PLAN
AS BUILT
JULY 21
SWIMMING POOL
HALL
DANCE STUDIO
MAIN CONCOURSE
CAFE
KITCHEN
VACANT UNIT
COMM. SERVICES
LIBRARY
RECEPTION
LEARNING
HEALTH CLINIC
WAITING RM 1
WAITING RM 2
MANAGER
ADMIN. RECORDS
ADMIN. OFF.
DENTAL WAITING
DENTAL OFFICE
DENTAL SURGERY 1
DENTAL SURGERY 2
PHYSIO
DECON.
PODIATRY
CLINIC 2
CLINIC INT.1
CLINIC INT.2
HEALTH ED.
CLINIC 1
CONSULT RM
HEALTH
MIDWIVES
CPN OFF.
DIS.NURSE
NURSE
SPEECH TH.
CLINICAL WASTE
STAFF RM
TRAINING
CRECHE
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PITCH CH.
POOL ST.
HALL ST.
SAUNA
ST.RM
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