TO LET

HOT FOOD TAKEAWAY PREMISES

- Located in the heart of Fauldhouse, West Lothian
- Offers over £21,000 per annum
- Unique Leasehold opportunity in West Lothian town
- Premises extend to 80.03 sqm (862 sqft)
- Attractive large glazed frontage suitable for excellent branding opportunities
- Excellent transport links across the central belt

WHAT 3 WORDS

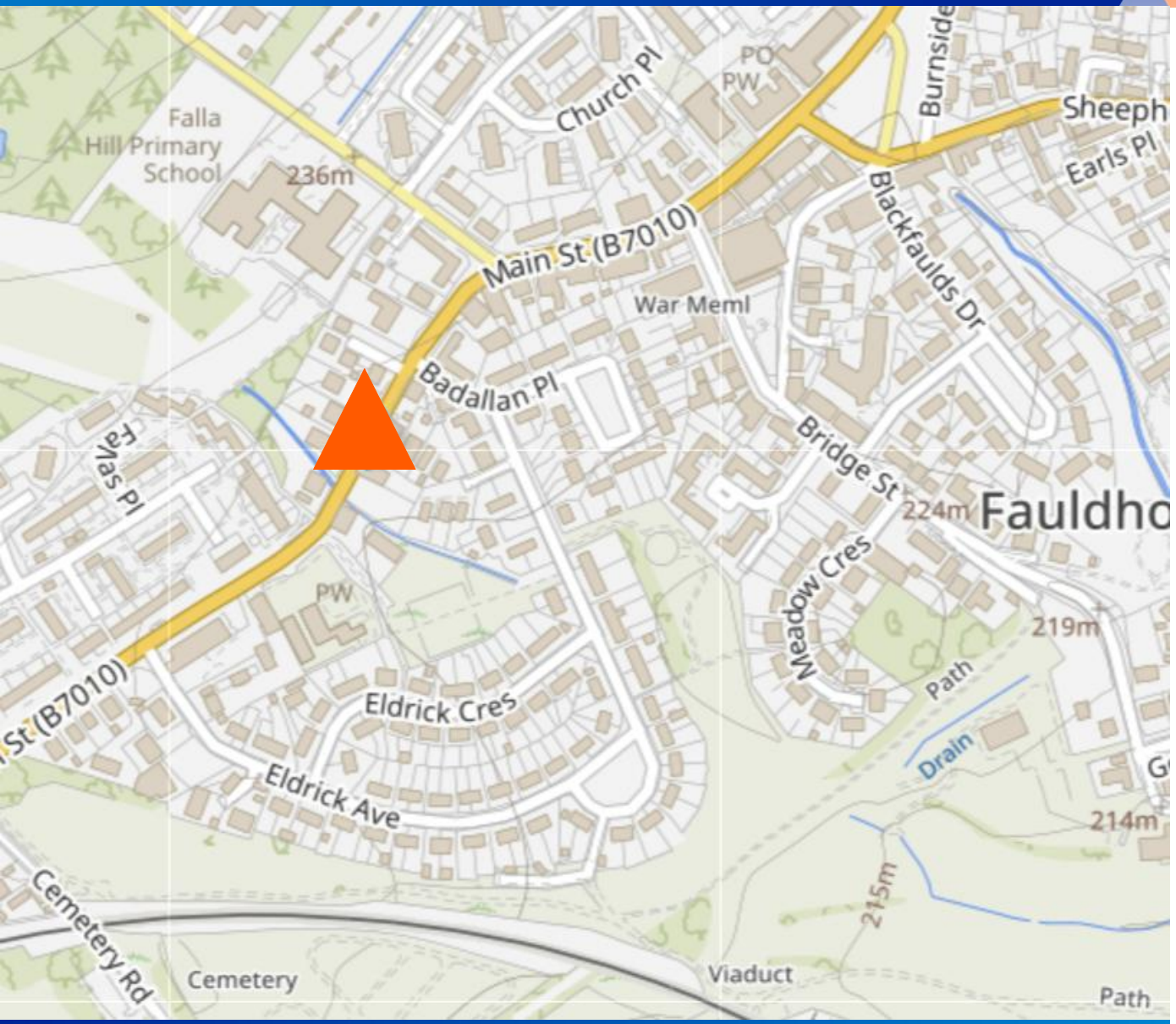


93 MAIN STREET, FAULDHOUSE, EH47 9BH

CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



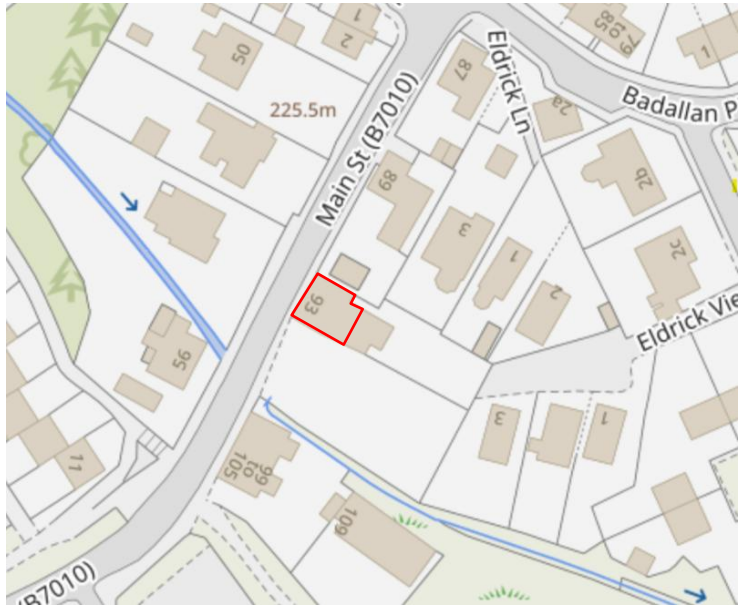
Rarely available Leasehold opportunity in West Lothian

FIND ON GOOGLE MAPS

Location

The subjects are located within the established West Lothian town of Fauldhouse, approximately 10 miles west of Livingston and 10 miles to the south-west of Bathgate.

More specifically, the property is located on the east side of the main street between the junctions of Eldrick Avenue to the south and Lanrigg Road to the north on the B7010 trunk road, which is the main vehicular thoroughfare though Fauldhouse. The subjects are situated within a mixed commercial and residential location with neighbouring occupiers in close proximity including Ramicut barbers, Nikkis Beauty Spot & Heatherbell Inn.



Description









Description

The subjects comprise Hot Food Takeaway premises arranged over the ground floor of a two-storey detached brick-built property, under a pitched and tiled roof.

Internally, the accommodation comprises a seating area, front counter serving/preparation area, back shop & WC facility. Additionally, three stores can be accessed externally to the rear of the property. The subjects offer a rarely available Leasehold opportunity within the West Lothian town of Fauldhouse.

Accommodation

Description	m^2	ft^2
Ground Floor	67.49	727
Rear Stores	12.54	135
TOTAL	**80.03**	**862**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Rent

The subjects are being offered on a Leasehold basis at offers over of £21,000.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £15,400.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of beginning the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is availablele upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Emily Anderson
Emily.anderson@shepherd.co.uk

Hannah Barnett
Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors
12 Atholl Crescent, Edinburgh, EH3 8HA
t: 0131 225 1234

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **SEPTEMBER 2026.**

SHEPHERD COMMERCIAL