

Note of Interest

Location : The property is located in Broxburn. The subjects are located in Broxburn, a popular town situated towards the east of West Lothian. Broxburn has an expanding local population in excess of 9,000.

The town is ideally located, just 13 miles west of Edinburgh and 35 miles east of Glasgow, enjoying excellent commuter links to the M8 and M9 motorways as well as Edinburgh Airport and the Queensferry Crossing. Uphall Station Railway Station is also in close proximity, providing good rail links to the central belt and beyond.

Within Broxburn, the site is situated off West Main Street to the west of the established town centre. The Strathbrock Partnership Centre is located immediately north of the site, with leisure facilities located nearby at Broxburn Sports Centre and Broxburn Swimming Pool.

Description : The subjects are of traditional brick and block construction with a pitched tiled roof. Accommodation is over one level property comprises approximately 274 m² of open plan offices .

These are also within the building toilet and kitchen facilities.

Rental : Offers over £30,000 per annum

Rateable value :

The rateable value is currently being assessed.

This assessment is based on office use. Further information on the assessment of rateable value for an alternative use can be sought from the Regional Assessor, Chessier House, 500 Gorgie Road, Edinburgh, 0131 469 5589.



Lease terms :

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

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 five years.
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 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 payment of rates.
8. The tenant will reimburse the Council's reasonable legal expenses plus outlays in completing the lease.

DATA LABEL: PUBLIC

Planning Permission

The property currently has consent for Office use.

Prospective tenants wishing a change of use should contact the Council's Development & Building Control Unit, telephone 01506 282456.

Entry :

Vacant possession will be provided upon conclusion of missives. The ingoing tenants entry will be co-ordinated with the completion of refurbishment works that are currently being progressed.

Community Asset Transfer :

The Council Will consider offers for Community Asset Transfer in accordance with the Community Empowerment (Scotland) Act 2015 and West Lothian Council's approved policies and practices.

Interested Community groups are advised to consult colleagues in Economic development to prepare their respective business plans.

Submitting an Offer :

- Please register your interest in the first instance by emailing tracey.thomson@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 []". The offerer 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:-

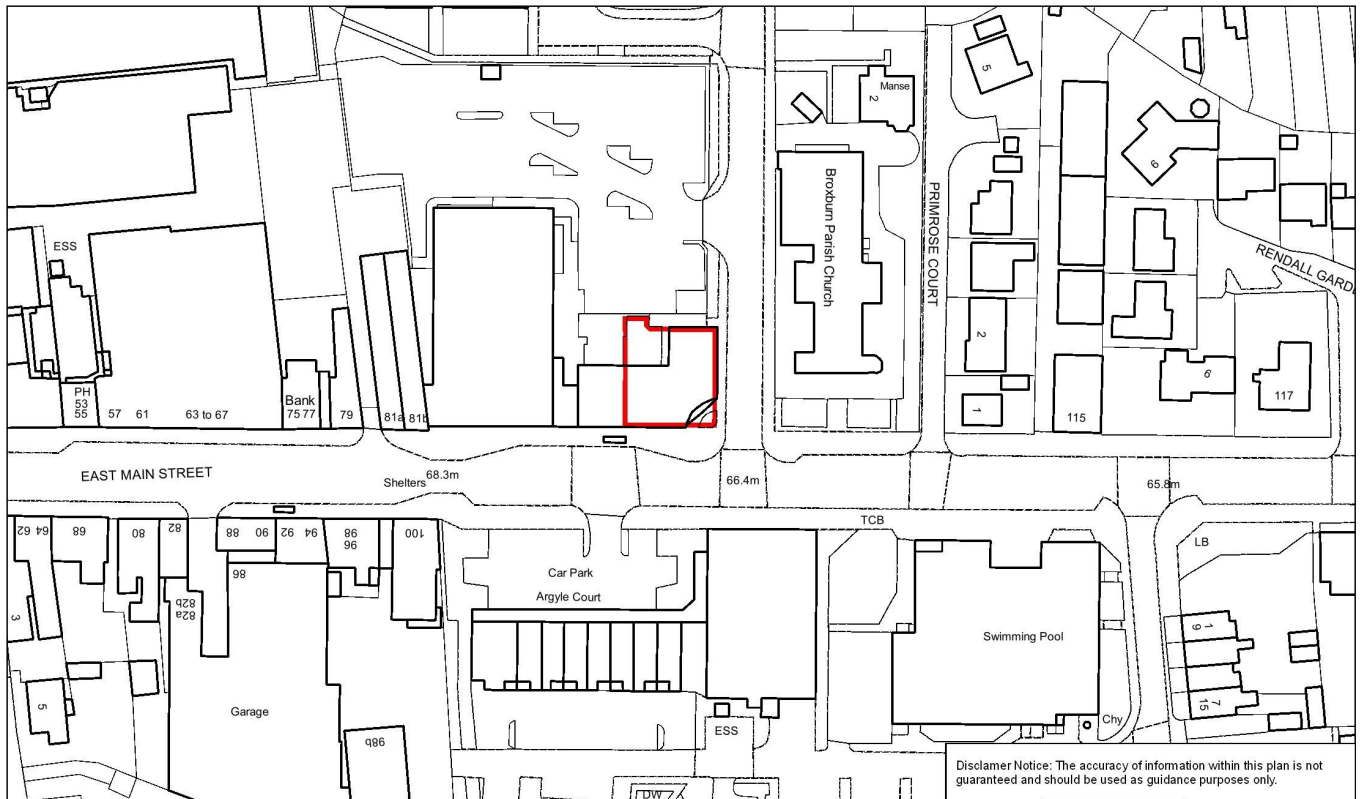
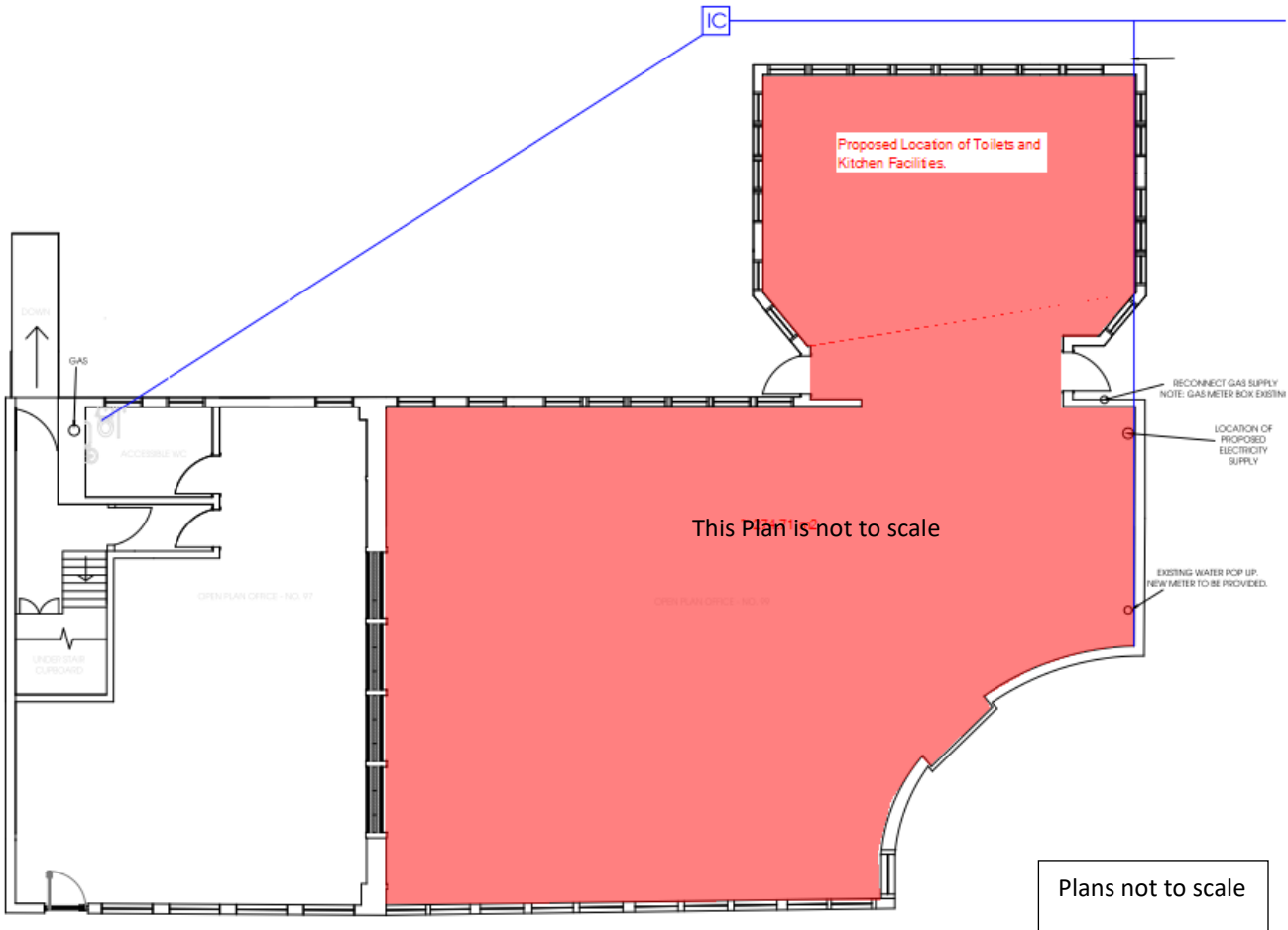
Property Services Manager
Property Services
Finance and Property Services
West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston
EH54 6FF


- 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 in-

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.



	<p>99 East Main Street, Broxburn</p>	<p>Not to Scale</p>	<p>A4</p>	<p>N ↑</p>
<p>Property Services, West Lothian Civic Centre, Livingston, EH54 6FF</p>	<p>4/6/2021</p>	<p>Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © Crown copyright. All rights reserved. Licence 100037194 2021</p>		