

**CLOSING DATE : 12 Noon on Tuesday 10th
OCTOBER 2023**

Location : Livingston is located in Scotland's central belt, approximately 15 miles west of Edinburgh and 30 miles east of Glasgow. The town has key transport links to both cities by way of a central bus terminal, two train stations and access to the central Scotland road network. Livingston has an estimated population of 56,250 and is the second largest settlement in the Lothians after Edinburgh.

The subjects are located to the west end of Livingston town centre on the corner of Almondvale Boulevard and Parkway. The site is in the commercial hub of the town and is neighboured by offices, banks, restaurants and hotels. It is an area dominated by retail parks and is within walking distance of the prime retail space offered at The Centre and Livingston Designer Outlet. Also close by are West Lothian College and Livingston FC. The area attracts a very high level of pedestrian and vehicular traffic

Description : The property is a former single storey leisure centre of masonry construction, with multi-pitch roof. There is parking to the rear of the facility which can accommodate considerable parking. The remainder of the site is a combination of soft and hard landscaping.

The site inclusive of the buildings and car park extends to approximately 1.106Ha.

Rateable Value : The subjects have a rateable value of £305,500 effective from 1 April 2023 based on use as a swimming pool. Further information on the assessment of rateable value can be obtained from Lothian Valuation Joint Board. Tel: 0131 344 2500.

Email: assessor@lothian-vjb.gov.uk

Planning : Purchasers have the option to retain the existing building or redevelop. As per the West Lothian Local Development Plan 2018, the site lies within the town centre and may be suitable for a range of uses including commercial and residential. Prospective purchasers are requested to liaise with the council's Planning Department to discuss the suitability of their proposals.

Email: planning@westlothian.gov.uk

Energy Performance: An Energy Performance Certificate (EPC) is available upon request.

Viewing : Viewing of the premises are by prior appointment only and interested parties are asked to co-ordinate viewings by contacting the following officers.

Jacquie Steven : 07901114348

Darren Stenhouse : 07901114394

Purchase Price : No guide price has been placed on the subjects and interested parties are asked to indicate their proposed price on the offer.



Submitting an Offer

The following procedure will apply ;

- All offers must be submitted in an A4 envelope clearly labelled "OFFER OF PURCHASE FOR FORMER SWIMMING POOL, ALMONDVALE PARKWAY, LIVINGSTON". 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 : 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, information sufficient to allow the council to obtain a suitable financial reference. Were an offer is submitted by a company, then details of the directors or partners involved should be named.
- Offers that are conditional upon planning permission or other consents must include the following information :
 1. A layout of the proposed development on the subjects.
 2. Details of the proposed development.
 3. A development timetable.
 4. Details of any conditions on which the offer is based.
 5. Details of any permissions / consents required.
 6. Details of the purchase price being offered.Any offers which do not comply with the above instructions may be declared void.

Community Asset Transfer

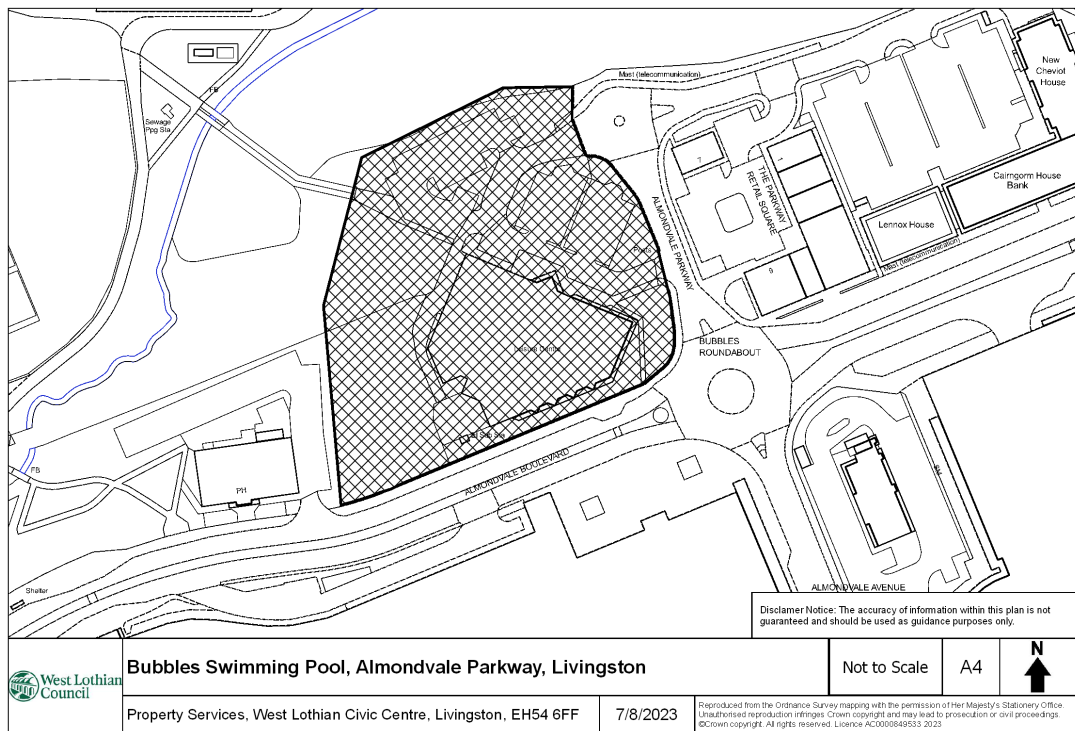
The Council will consider offers for Community Asset Transfer in accordance with the Community Empowerment (Scotland) Act 2015 and West Lothian Council's approved policies and practices.

Community Asset Transfer is available to community bodies who are interested in taking over public land and property and council officers will provide assistance to any community group seeking to explore this avenue. Successful asset transfer requests typically provide evidence of significant preparatory work having been undertaken at the pre-application stage and would include evidence of community engagement that establishes need and community buy-in for the proposed project, a detailed business plan that demonstrates financial viability and sustainability, along with evidence that the community body has the capacity and skill-sets necessary to deliver and sustain the project going forward.

Entry : Vacant possession will be provided as soon as possible upon the conclusion of purchase conveyancing.

Plans : Internal floor plans are available upon request.

Groups interested in community asset transfer are asked to contact Rachel Donald (Property Modernisation and Community Empowerment Officer, West Lothian Council) at RacelDonald2@westlothian.gov.uk



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 August 2023.