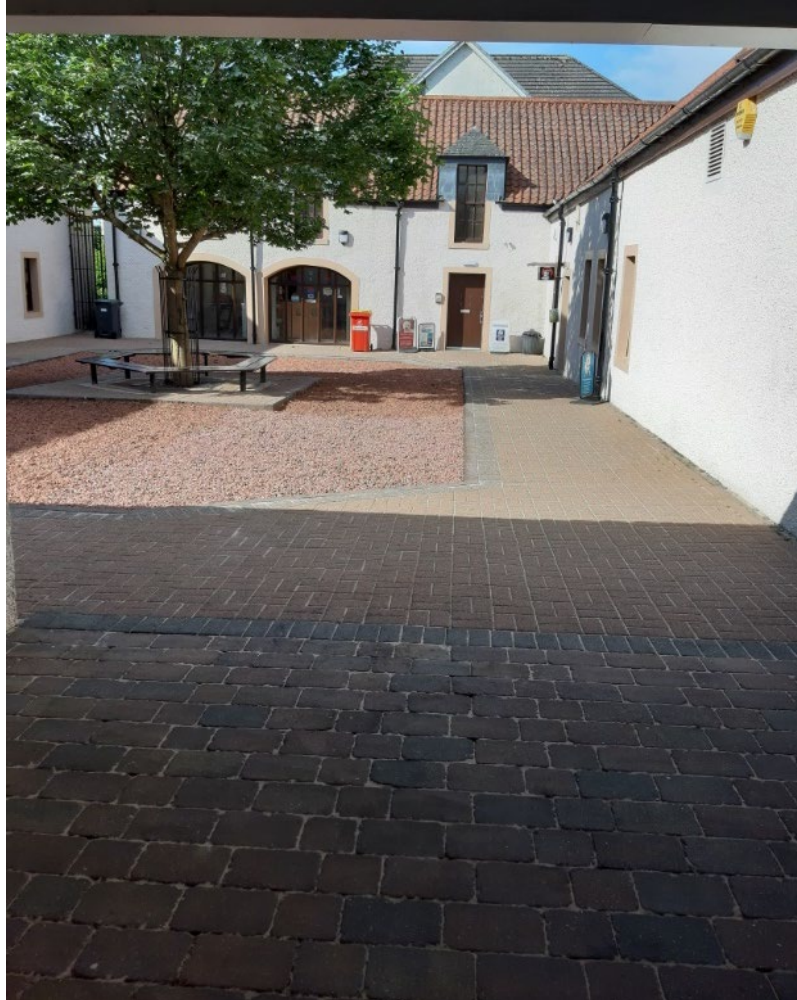




West Lothian
Council

**PROPERTY SERVICES:
OFFER TO LEASE:
6D, NEWYEARFIELD FARM BUSINESS UNITS, LADYWELL,
LIVINGSTON, EH54 6TW**



VIEWS OF THE COURTYARD FROM THE GATED ENTRANCE



Door access
to all units

DESCRIPTION

The former Newyearfield Farmhouse and adjoining steading has been developed to provide 9 attractive business units with a central courtyard service 8 units. The former Farmhouse is of stone construction with a slated roof, the adjoining former steading is of stone construction harled with a pan tile roof. An attractive central courtyard laid out in mono block with a chipped central area gives access to all units except unit 7.

Unit 6D is on the first floor and comprises 20.4sqm (219.58 sqft) including a kitchenette with shared WC facilities

ACCESS

Access to Unit 6 is off the central courtyard. A metal gate gives access to this courtyard and all tenants have a key to this gate.

LOCATION

The property is situated within the Ladywell District of Livingston this farmhouse and courtyard development enjoys a pleasant location.

APPROPRIATE USE

The property falls within the area designated as Ladywell Local Neighbourhood Centre. This is a small group of shops and community facilities, including commercial premises which serve the day to day requirements of the local area. The uses falling within this can be business, retail, leisure and community uses. The property has class 2 consent. Any other class use would need consent and prospective tenants are advised to contact the Council's Development Management team for advice, they can be contacted through the councils contact centre on 01506 280000.

RATEABLE VALUE

The current Rateable Value for the shop is £2,900. Rates relief may apply to the property due to small business relief. For further information please refer to www.westlothian.com/businessrates

RENTAL

The property is available for rent for offers over £3,000 per annum plus Service Charge.

ENTRY:

Entry with vacant possession can be given immediately on conclusion of legal formalities.

ENQUIRIES & VIEWING:

The subjects can be viewed externally without prior appointment.

Anyone wishing to view inside the subjects should contact Tracey Thomson: 01506 281834 tracey.thomson@westlothian.gov.uk

CONDITIONS OF LET

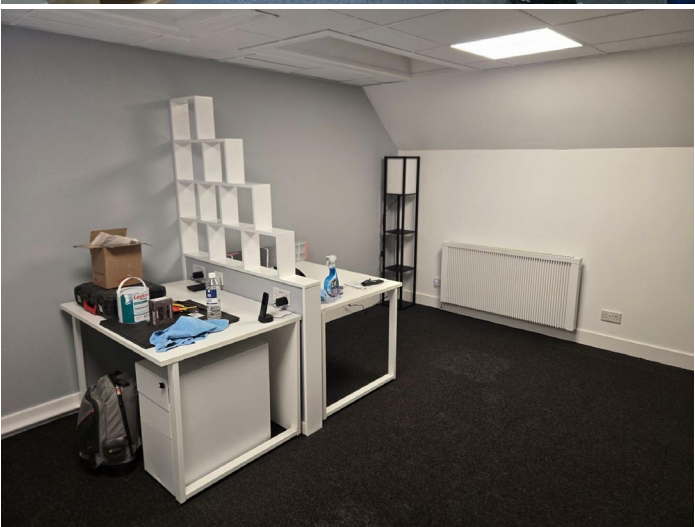
1. The minimum lease term is 3 years (from the date of entry).
2. The property is to be let on the Council's standard office lease. Our Tenant FRI Handbook explains the rights and responsibilities of a council tenant in more detail, as well as providing you with helpful contacts and information. Copies of both the standard lease and Tenant Handbook can be downloaded at www.westlothian.com/pmd, or are available in writing from Property Services.
Entry to the property will not be granted until the standard lease has been agreed and signed by the tenant and each party shall pay their own costs for preparation of this lease. Should any variation to the lease be agreed this will require referral to the councils Legal Service team and the tenant will then be liable for all costs incurred.
The lease is a legally binding contract between the tenant and the West Lothian Council and signing it will have legal consequences for both parties. We therefore advise the tenant to seek independent legal advice on the terms of the lease before signing it.
3. The rent shall be payable monthly in advance by direct debit.
4. Three months' rent deposit will be required, payable at the commencement of the lease.
5. 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.
6. The Council will insure the building for reinstatement and will recover the appropriate annual premium from the tenant.
7. The tenant will pay all local rates attributable to this property for the duration of the lease
8. The tenant will be responsible for the payment of all utility bills attributable to the property.

9. The tenant will be responsible for obtaining any statutory consents and for complying with any regulations relative to the proposed use of the premises.

OFFERING PROCEDURE

You will be required to complete an Application to Lease Commercial or Industrial Property, provide personal identification and please be aware that a business plan will need to be provided with any application. Prospective tenants are directed to Business Gateway if they need assistance.

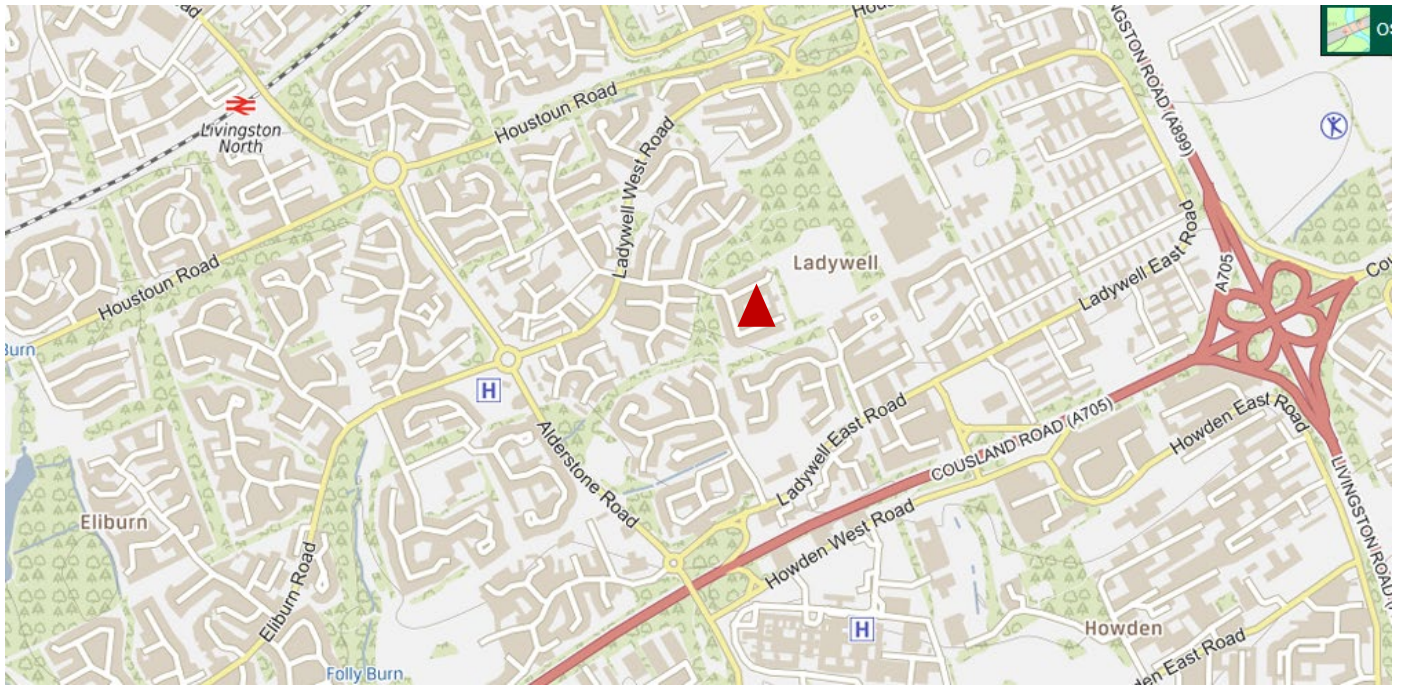
PHOTOGRAPHS



Disclaimer

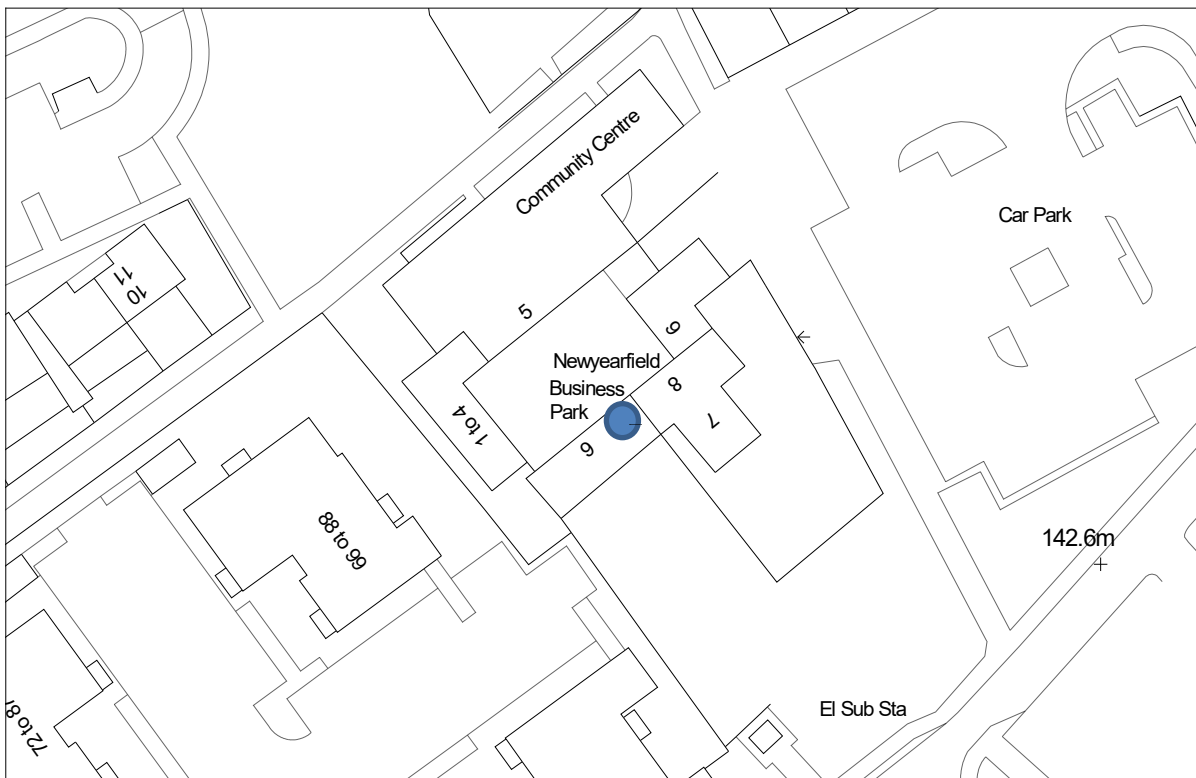
These particulars do not form part of any contract and none of the statements contained in them regarding the property are to be relied upon as a statement of representation of fact. Any intending purchaser must satisfy themselves, by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.

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 **LOCATION OF THE ESTATE**

SITE PLAN OF Newyearfield Business Units, Ladywell, Livingston



	Newyearfield Business Centre, Ladywell, Livingston Property Management & Development, Civic Centre, Livingston, West Lothian, EH54 6FF.	1:500 11:18 16/06/2011	
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 **LOCATION OF UNIT 6D WITHIN THE ESTATE ON FIRST FLOOR**