FOR LET

Class 1A: Shops and financial, professional and other services

1 The Vennel

Linlithgow

EH49 7EX



West Lothian Council

Description

This property is prominently situated within the centre of the town and within walking distance of both the Burgh Halls and Linlithgow Palace. The property is situated on two levels ideal for retail space on the ground floor and office/storage on the first. Accommodation with the property approximately comprises:

- Ground Floor: Circa 45.35m^2
- First Floor / Storage: Circa 60.94m^2

There are two toilet facilities within this property one on each floor.

Location

Linlithgow is centrally located between Glasgow and Edinburgh and has excellent road and rail links to both cities. It is situated close to the M9 corridor and has a well-established railway station with frequent services to both Edinburgh and Glasgow.

The property itself is situated within the bustling town centre in an area known as “The Vennel” which is situated within a mixed-use area with office, retail and parking facilities. The Vennel lies between the busy High Street and the picturesque Linlithgow Loch.

Planning & Use

The property currently has consent for Class 1A use. This property is ideally placed for a variety of town centre uses.

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

Rental

Offers in excess of £20,000 (Twenty Thousand Pound Sterling) per annum are invited to lease this property.

Rateable Value

The rateable value is £10,000

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

Energy Rating

EPC rating of A

Entry

Subject to the submission of a satisfactory application and completion of legal formalities.

niamh.walker@westlothian.gov.uk 07798 572366

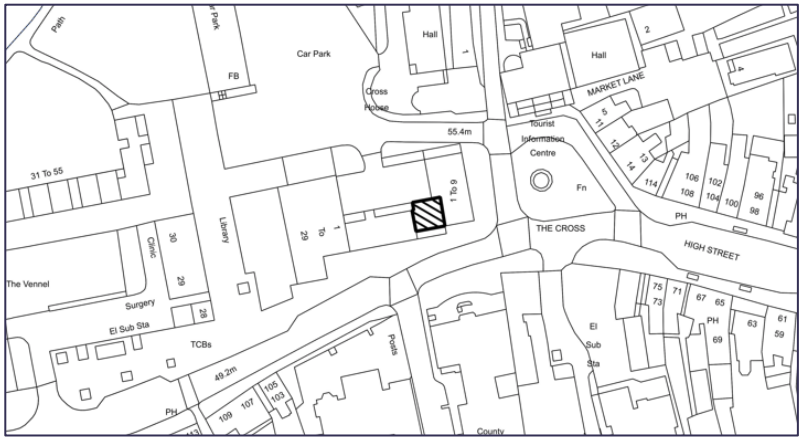
Viewing

Contact: Niamh Walker

Email: Niamh.Walker@westlothian.gov.uk

Mobile: 07798573266

Location Plan



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 one year.
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 ensure 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 insurances.
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.



Important Information – Closing Date Process

Once a closing date has been set, the following procedure will apply:

- All offers must be made on the standard application form and submitted n an A4 envelope clearly labelled **"OFFER OF LEASE FOR 1 THE VENNEL, LINLITHGOW"** 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 Estate Manager
  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 instructions may result in the offer being declared void.
- Since the leasing of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice.

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 October 2026

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