



**ALLIED  
SURVEYORS  
SCOTLAND**

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## TO LET

145 High Street, Linlithgow, West Lothian, EH49 7EJ

- ✔ Well-presented café in the heart of Linlithgow's desirable High Street
- ✔ Fully fitted and furnished capable of seating up to 45 covers
- ✔ May suit alternative uses (subject to planning)

Commercial Valuation | Agency | Investment Advice  
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## LOCATION

Linlithgow is a popular and affluent commuter town situated just off the M9, approximately 20 miles west of Edinburgh.

The town is well known for Linlithgow Palace, its main tourist attraction, which sits on the banks of Linlithgow Loch. The High Street provides a mixture of local and national retailers as well as a growing blend of artisan and independent outlets.

The property is situated on the south side of the High Street close to the corners of Lion Well Wynd and Dog Well Wynd.

A mixture of metered and street parking is available nearby. Linlithgow also benefits from being on the main Edinburgh to Glasgow rail route.

## DESCRIPTION

The subjects form the ground floor of a three storey, C-listed tenement building.

The premises are arranged as a café with customer seating to the front, side and rear capable of taking up to 45 covers.

To the right-hand side is a servery area with an extensive array of café equipment including refrigerated display unit, coffee machine, fridges, hot plates, soup urn and an ice making machine.

## ACCOMMODATION

Following a recent inspection of the premises we calculate the net internal area to be approximately:

100 sq m (1,076 sq ft)

## RENT

Our client is seeking offers over £15,000 per annum to grant a new full repairing and insuring lease.

A premium is invited for the use of the existing café equipment.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £20,800. The uniform business rate for the current year is £0.494 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains gas, electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

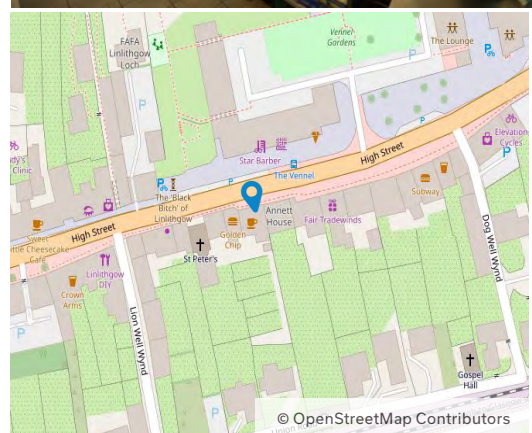
A copy of the recommendation report is available on request.

## LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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