

# CLASS 3 CAFE INVESTMENT & FLAT FOR SALE

93-95 MAIN STREET,  
FAULDHOUSE  
EH47 9BH

- Prominent position on Main Street, Fauldhouse
- Trading café let at an annual rental of £18,200 pa.
- Total area 203.4 sq.m (2190 sq.ft)
- Large, four bedroom flat (offered with vacant possession)
- 100% rates relief on shop, subject to status
- Offers of £250,000 are invited



**LOCATION:**

Fauldhouse is a village located to the South of Whitburn in West Lothian and is approximately 11 miles West of Livingston. Main Street is the main thoroughfare through the town, and 93-95 Main Street sits in an area which mixture of retail and residential properties.

Neighbouring occupiers include the Heatherbell Inn and Connels Newsagents.

**DESCRIPTION:**

93 Main Street Fauldhouse, trading as "Hot Stuff" has been a Class 3 premises for several decades, and has recently been refurbished to offer table service.

The ground floor café has a traditional style double frontage on to New Road and is sub-divided internally to form a main sales and seating area with kitchen and toilet. Towards the rear of the property there are a number of external stores with service access on to Peebles Street.

The café premises extends to an area of 849 sq.ft in terms of Zone A, with a Net internal area of 100 sq.m (1079 sq.ft.)

The first floor of the building consist of a single residential apartment with its own access to the rear of the building an containing the following accommodation:

First Floor – Hallway, Lounge, Kitchen with Veranda, four Bedrooms, and Bathroom.

The Bathroom and Kitchen have recently been renovated.

The apartment extends to a gross internal floor area of 103sq.m (1,111 sq.ft)





Paninis | Toasties | Wraps

The title includes several outbuildings, as well as substantial garden area.

The investment is being offered as a whole, and as such, no home report on the property is available.

**RATING:**

The Rateable Value of the shop is £13,600 and qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status. The residential property is noted under Council Tax Band D.

**LEASE/ TENURE**

The lease is granted in favour of Ferdi Tecir, trading as “Hot Stuff”. Rent is specified as £350 per week, which equates to £18,200 per annum, which based on our measured area would equate to a rental of £21.44 per sq.ft. ITZA. The lease is due to expire 15th September 2024.

The flat has been rented out previously but is being offered with vacant possession.

**PRICE:**

Offers of £250,000 are invited for our client’s heritable interest with the benefit of the lease. All prices are quoted exclusive of VAT (if applicable).

**EPC:**

Available upon request.

**LEGAL COSTS:**

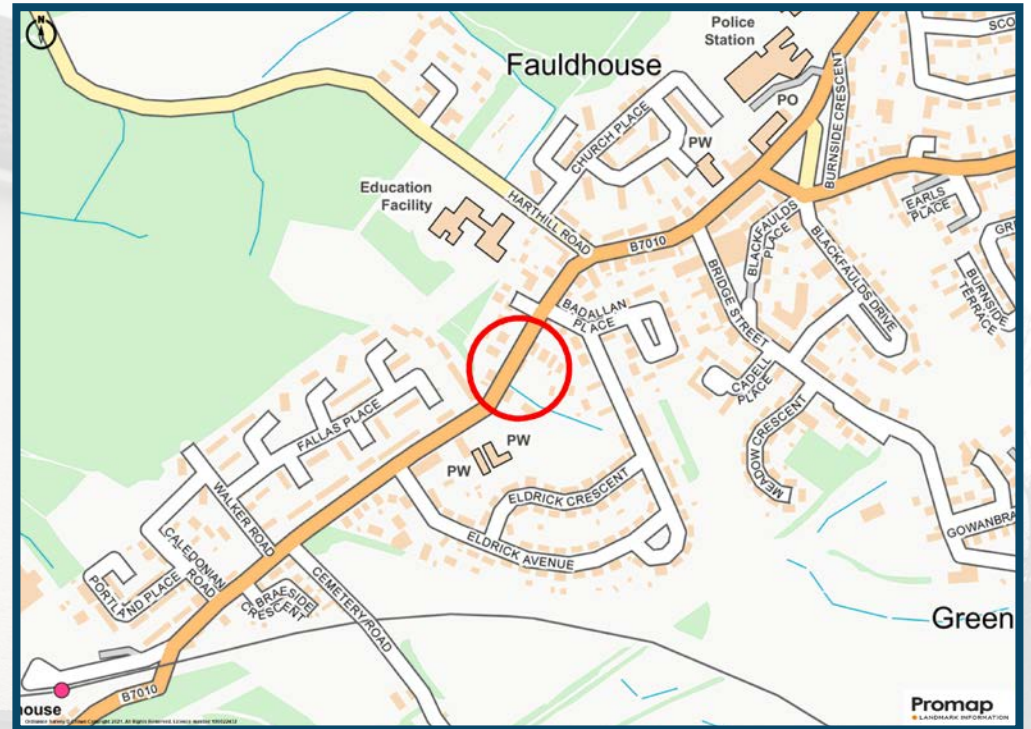
Each party to be responsible for their own costs incurred.



OR TAKE AWAY

OPEN

SERVED  
HERE



**VIEWING & FURTHER INFORMATION:**

Strictly by contacting the sole agent.

**FURTHER INFORMATION:**

Strictly by contacting the sole agents:-

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