

The Boulevard

32 Almondvale Boulevard, Livingston EH54 6QL



To Let /May Sell



- Prominently situated town centre public house/restaurant
- Open plan ground floor trading with ancillary space including commercial kitchen, customer toilets, cellar and storage
- Fitted and in generally good condition
- Front & rear external customer seating areas
- Customer car parking

Rental offers over £35,000 pa invited, alternatively, a sale of the heritable interest may be considered

Viewing is strictly by appointment through Colliers:

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Licensed & Leisure
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paul.shiells@colliers.com

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Location

Livingston is the largest town in West Lothian and popular among commuters and commercial organisations owing to its accessible position between Edinburgh and Glasgow. It is strategically located 17 miles west of Edinburgh and lies south of the M8 Motorway off junction 3.

The Boulevard is situated in Livingston town centre immediately north of Livingston Designer Outlet and close to the Avenue Shopping Centre. Circa 200m west is College Roundabout, and West Lothian College and Livingston FC's stadium lie nearby to the north.

The Property

The Boulevard (formerly known as Lime Kiln) is a prominently situated detached pub and restaurant built single storey only with painted and rendered walls and pitched and tiled roofs.

Externally to the front is a customer drinking/dining terrace; a separate rear customer terrace and side/rear surfaced car parking provision.

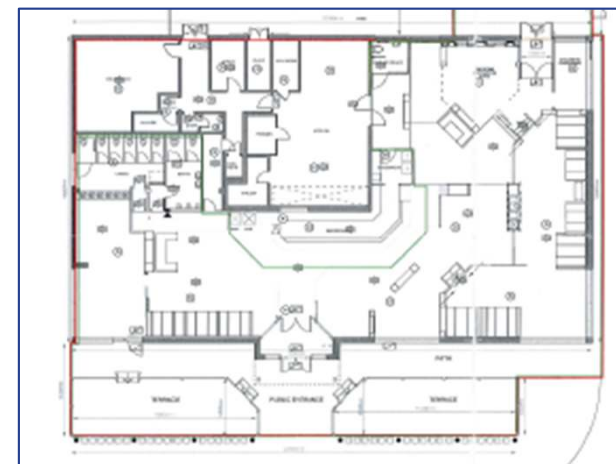
Trading Accommodation

Internally the trading layout is mainly open plan, the unit being attractively decorated, and incorporating mixed style seating areas and a central bar servery. There are ladies, gents and a disabled persons persons toilet

facility.

To the rear is a fully fitted commercial kitchen and cellar, both benefitting from rear servicing provision.

An indicative layout is shown below, the full plan is available on request.



Title

The Property is held under title number MID101706 and the site boundary outlined red is shown on the plan herein.

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Business Rates

The Property has been assessed for rating purposes as a Restaurant with Rateable Value of £46,600.

Licensing

The Boulevard has a Premises Licence granted by West Lothian Licensing Board under the terms of in the Licensing (Scotland) Act 2005. The Premises Licence number is 079 and on sales hours are from 11am daily to midnight Sunday to Thursday, and 1am Friday & Saturday.

The capacity of the premises is 366 total (306 on sales & 60 beer garden). Further details are available on request.

Lease Proposals

Our clients are inviting rental offers in excess of £35,000 per annum for a new lease on full repairing & insuring terms.

Purchase Price

As a sale may be contemplated, purchase offers are invited for our clients heritable (freehold) interest with vacant possession.

VAT

VAT will be payable in addition to the rent or price payable following any transaction.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the heads of terms stage.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction, and the tenant/ purchaser will be liable for all registration fees and LBTT (as applicable).

Fixtures & Fittings

The photographs included show the property before certain fixtures and fittings were removed from the property.

Any items remaining post completion are not warranted for their suitability, safety or ownership. The owners will not be supplying an inventory.

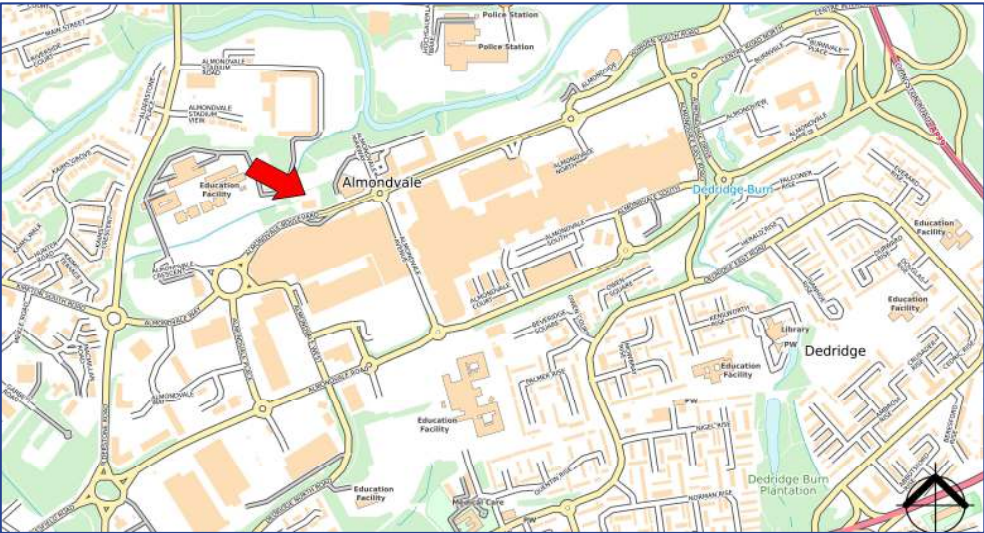
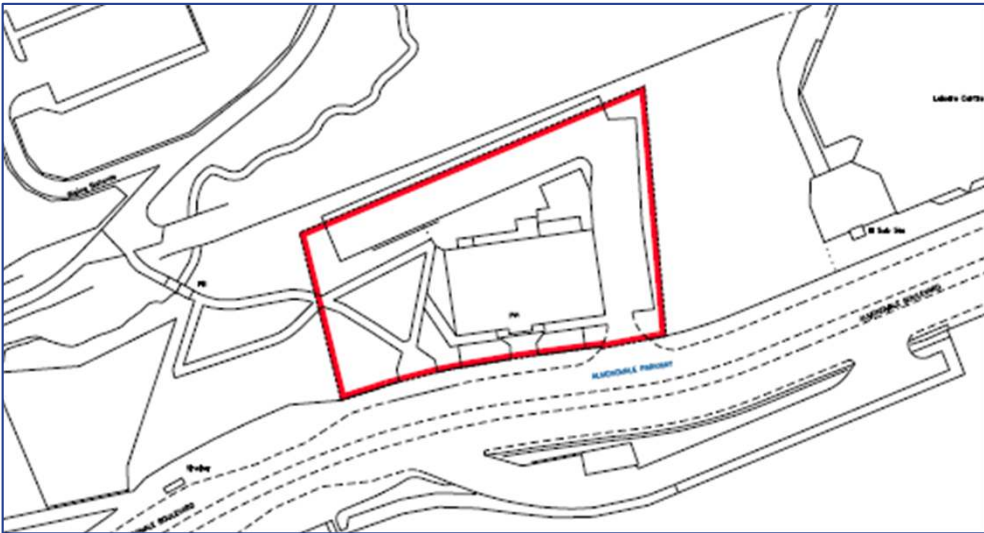
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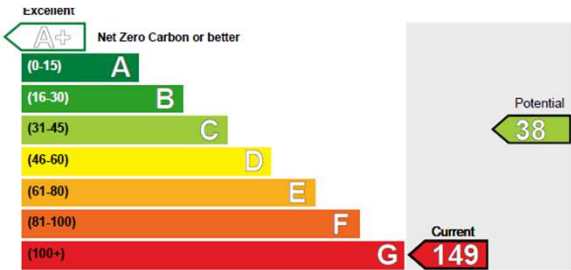


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Energy Performance Rating:

An EPC for the property is available, please contact us for more information.



Further Information & Viewing:

For further information or to arrange an inspection of the Property (strictly by appointment), please contact:



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Disclaimer
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