



35 Main Street, Fauldhouse, West Lothian EH47 9HY
Offers Over £79,995

KnightBain 
estate agents

4 Greendykes Road, Broxburn, EH52 5AG

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KnightBain are delighted to bring to the market a rarely available former TRADITIONAL VILLAGE RESTAURANT AND PUB.

May Suit Residential Conversion – Subject to Planning Permission

Location

The subjects are situated centrally on Main Street, in the West Lothian village of Fauldhouse.

The village of Fauldhouse is located circa twelve miles to the West of Livingston.

Fauldhouse has a train service which runs from Edinburgh to Glasgow and offers an eighteen hole golf course in Deanburn. The village has a state of the art Sports Centre with swimming pool, range of nursery and primary schooling and local shopping facilities. There are a number of country parks in the vicinity and the village is well placed for access to the M8 motorway giving access throughout central Scotland.

DESCRIPTION

The subjects comprise a ground floor mid-terraced property, previously used as a BAR and RESTAURANT, that forms part of a larger building, which is being used as part residential / commercial use with shared access.

Property comprises:

Public bar, Restaurant / Dining with lounge Bar, Games Room, Former Kitchen, Toilets Disabled, Ladies & Gents, storage room (beer kegs)

ACCOMODATION

The property has been measured as
155 sqm (1,670 sqft)

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request

RATEABLE VALUE

According to the Scottish Assessors Association website, the property has a current rateable value of £20,000.

LEGAL COSTS

Each party shall bear their own legal costs in connection.

DATE OF ENTRY

Entry will be available on completion of legal formalities

VAT

VAT is not applicable

VIEWING

Viewing strictly by appointment via KnightBain

SERVICES

Services have not been tested

CONTACT

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These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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