

TO LET

RETAIL SHOP UNIT



71 UNION STREET
LARKHALL, ML9 1DZ

- Prominent Trading Position
- Class 1 Retail Consent
- Total Net Internal Area – 850 sq ft
- New Lease / Rent £14,000 per annum

LOCATION

Larkhall is located in South Lanarkshire between Hamilton to the north and Lanark to the south, approximately 15 miles to the south east of Glasgow City Centre. The town has links to the motorway network via Junctions 7 and 8 of the M74.

The subjects are located in an excellent trading position on Union Street, which is the main retail thoroughfare within the town. Nearby occupiers include Greggs, Moss Chemists, Marie Curie and William Hill.



DESCRIPTION

The property comprises a ground floor retail unit providing the following approximate dimensions and areas:-

Gross frontage	19' 0"	(5.8 m)
Net frontage	17' 9"	(5.2 m)
Shop Depth	45' 6"	(13.7 m)
Ground Floor	850 sq ft	(78.97 sqm)

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a current Rateable Value as follows:-

Rateable Value	£10,500
Rate Poundage	44.1p

RENT/LEASE

Rental offers in excess of £14,000 per annum (exclusive) are sought on the basis of a new full repairing and insuring lease for a term to be agreed.

PLANNING

The property benefits from a Class 1 Retail consent and other alternative uses may be considered. All planning enquiries should be directed to the local Planning Authority.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for payment of stamp duty land tax and registration dues. VAT will also be applicable.

ENTRY

On conclusion of formal missives.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint letting agents:-

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