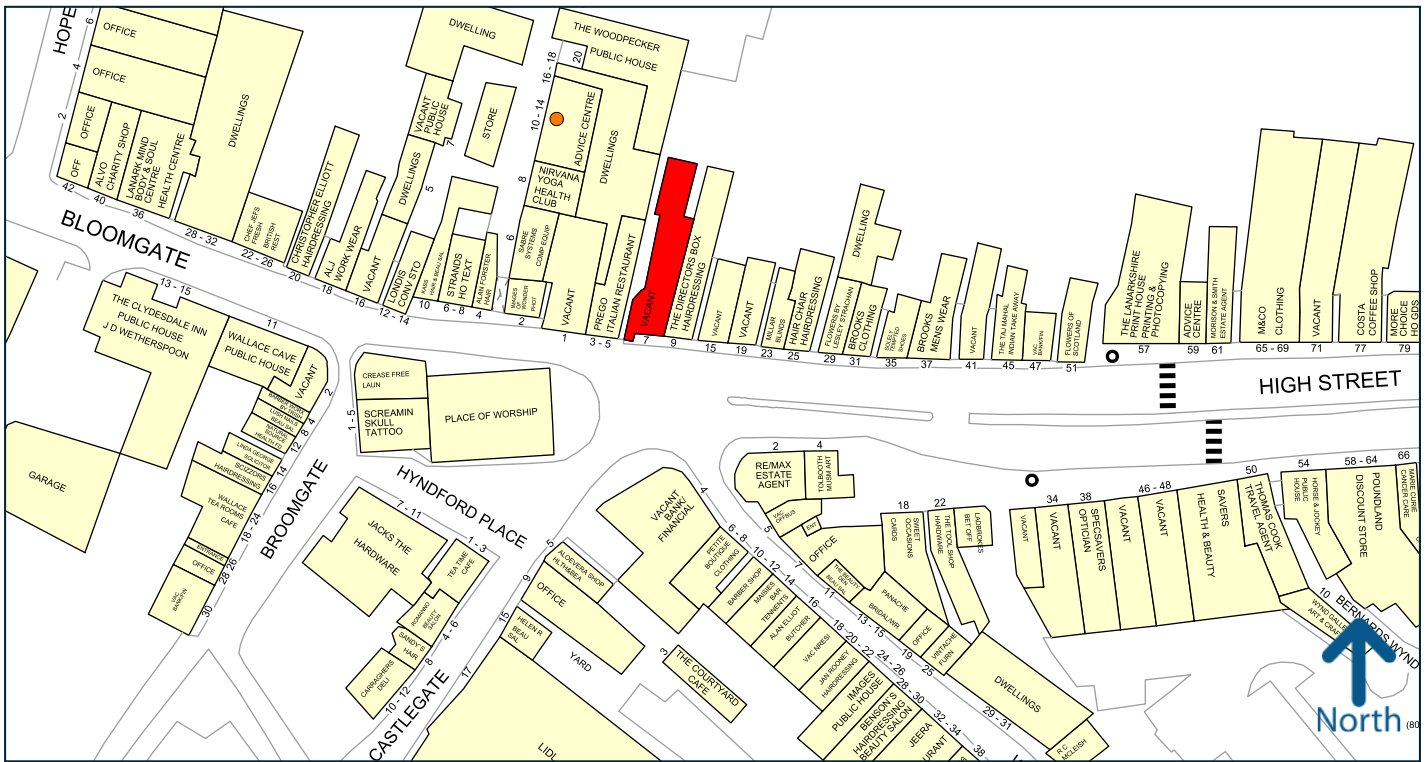




7 High Street, Lanark ML11 7LU

- Prime High Street Location
- Strong Market Town
- Would suit variety of uses (STP)
- On-street parking available





LOCATION

Lanark is a busy market town located approximately 20 miles south east of Glasgow and 13 miles south east of Motherwell. The town has a resident population of some 10,000 people and an estimated catchment of approximately 55,000.

The premises are situated in a highly prominent location on the east side of High Street. Nearby traders include Greggs, Costa, Ladbrokes and Specsavers. See attached goad plan.

DESCRIPTION/ACCOMMODATION

The subjects comprise a substantial retail unit formed over ground and first floors, within a larger three storey traditional sandstone tenement.

The accommodation is laid out to provide an open plan retail sales area on ground floor with staff/storage and wc accommodation on first floor. The unit benefits from a large double frontage to High Street.

The unit has the following approximate floor areas:

Ground Floor	125.04 sq m	(1,352 sq ft)
First Floor	37.72 sq m	(352 sq ft)

TERMS

The property is available for lease on a new flexible lease term at offers in excess of £15,000 per annum.

EPC

An EPC has been carried out for the premises and is available for inspection upon request.

RATING

The subjects are entered in the Valuation Roll with the following Rating Assessment:

Rateable Value: £14,800

At this level of Rating Assessment it is likely that an ingoing tenant will be eligible for 100% relief under the Small Business Bonus Scheme. Full details can be obtained from the letting agents.

VAT

Unless otherwise stated all figures, prices etc are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs in any transaction however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the letting agents:

To arrange a viewing contact:



Terry McFarlane
 Head of Retail
 terry.mcfarlane@g-s.co.uk
 07766 551663
 0141 567 5397



Ryan Farrelly
 Agent
 ryan.farrelly@g-s.co.uk
 07900 390078
 0141 567 5382

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