



LEASE AVAILABLE - SHOP

54 Main Street, Forth, ML11 8BS

LOCATION:

Fronting directly onto Main Street, the town's main thoroughfare (A706) which also connects Lanark to Whitburn and further east. The businesses in Main Street serve the town and the wider, rural population and benefit from some passing trade. Nearby commercial occupiers include Talisker Inn, McColls, butchers and Chinese takeaway.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House
Caird Park, Hamilton
ML3 0QA

CONTACT US

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DESCRIPTION:

Part of the ground floor of a two storey terraced property with the Talisker Inn to the left hand side and the remainder of which is residential. Door to vestibule and then predominantly open plan retail area with staff and storage areas to the rear with toilet off.

Internal refurbishment and re-fitting are required.

AREA:

999 sq ft/92.8 sq m or thereby net internal area

RATEABLE VALUE: £5,600

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

ENERGY RATING: G



RENT, LEASE TERMS ETC:

Our clients are tenants under a lease expiring at 20th June 2023 at a passing rent of £6,000 per annum. We are informed that the 2018 rent review has not been instigated and therefore remains outstanding however our clients believe the prospect of a rent increase is remote.

Offers are invited for an assignation or a sub-lease.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment with Whyte & Barrie as agents.

REF: R527 Prepared July 2019

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