

## TO LET/MAY SELL

1ST FLOOR OFFICE SUITE/RESIDENTIAL OPPORTUNITY

99 HIGH STREET, LANARK  
ML11 7LN



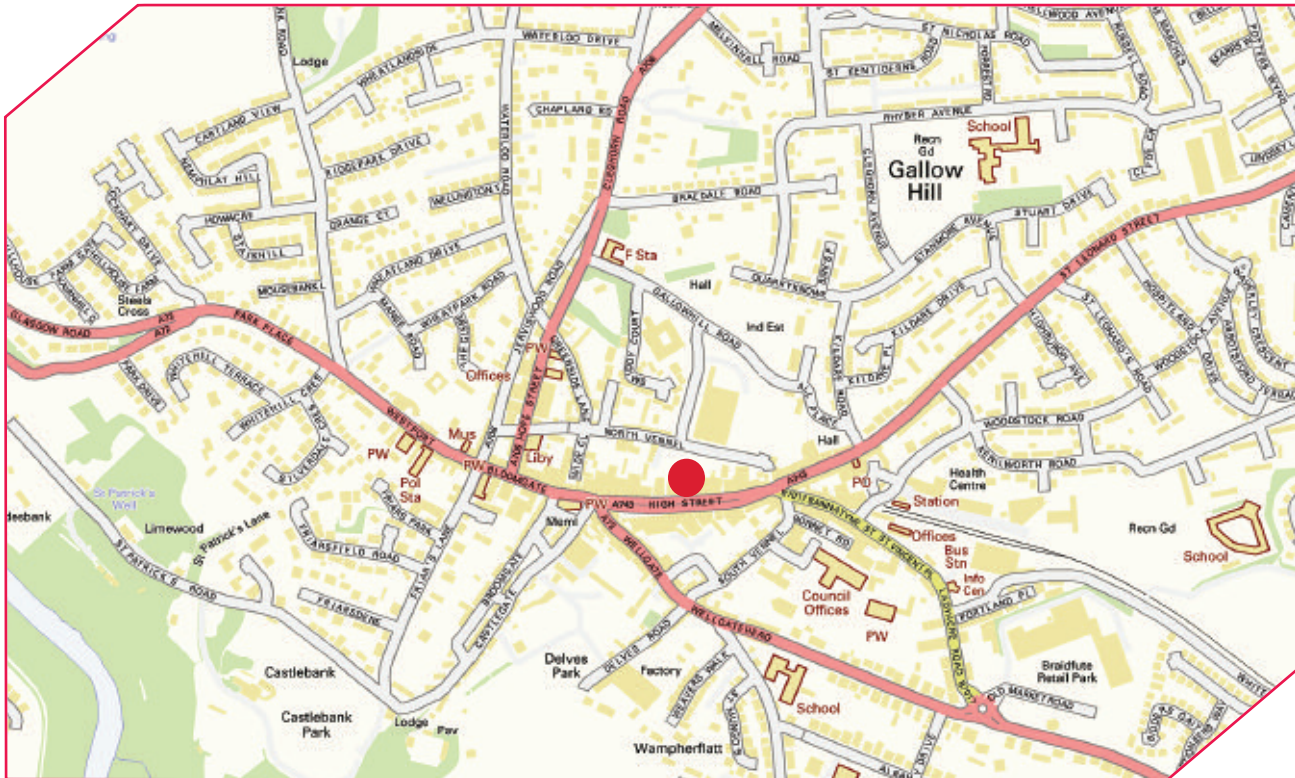
### LOCATION

Lanark is located approximately 25 miles south-east of Glasgow with a resident population of approximately 12,500 persons. The Town is the focal point for many of the farming villages who conduct all their administrative and retailing functions within Lanark.

The subjects are located on the northern side of High Street close to the prime retailing area within the Town.

### DESCRIPTION

The subjects comprise office accommodation which has been sub-divided within a two-storey building of brick construction under a pitched and slated roof.



## DESCRIPTION

The property has the following approximate floor area: -

Net Internal Area            1,596 sq.ft.    148.32m<sup>2</sup>

## LEASE TERMS

The subjects are offered to lease on a flexible term.

## RENTAL

£10,000 per annum.

## SALE PRICE

Offers in excess of £100,000.

## RATEABLE VALUE

We understand the property is entered in the local valuation roll as follows:-

Rateable Value                    £14,100

Commercial Rate Poundage 49.8p (exclusive of water and sewerage rates)

## EPC

The EPC rating of this property is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

## VAT

All prices, rents, premiums, etc., are quoted exclusive of VAT.

## DATE OF ENTRY

By arrangement.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Sutherland Brown

205 St. Vincent Street, Glasgow, G2 5QD

Tel: 0141 221 8242 E-mail: [graeme@suthbrown.co.uk](mailto:graeme@suthbrown.co.uk)

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