

FOR SALE

CONVENIENCE STORE

60/62 HIGH STREET BIGGAR, ML12 6BJ

LOCATION

Biggar is an affluent rural market town that sits 40 miles south east of Glasgow and 30 miles south west of Edinburgh. The A702 road route runs through the town that links between Edinburgh and the M74.

Almost all of the commercial activity in the town is focused on the High Street. The subjects themselves sit in a prominent position towards the southern end of the High Street in close proximity to the town's main car park.

Surrounding occupiers include a host of commercial office, leisure uses and residential occupiers.

DESCRIPTION

The subjects comprise a standalone retail unit with rear servicing and parking, arranged over ground floor.

ACCOMMODATION

Ground Floor: 3,186 sq ft / 295.99 sq m

PRICE

Offers on request.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2019 is £25,000. Each new occupier has the right of appeal against this figure. Based on a rate poundage of 0.49p this rateable value will result in an estimated rates liability in financial year 2019/20 of £12,250.00.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

PLANNING

We understand the property benefits from Class 1 (Retail) Consent. Interested parties are advised to make their own enquiries directly with the local Planning Department regarding any change of use.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the incoming tenant will be responsible for Land & Building Transaction Tax (LBTT), registration dues & any VAT Payable.

ENTRY

By agreement.

VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agent:



Alan Stewart
0141 229 5494
alan@brecksutherland.com

60/62 HIGH STREET BIGGAR, ML12 6BJ



The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Breck Sutherland for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so. iii) no person in the employment of Breck Sutherland has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. April 2021.