PROMINENT HIGH STREET RETAIL UNIT

- NIA: 25.58M2 (275 SQ FT)
- PROMINENT LOCATION ON THE MAIN HIGH STREET
- CLASS 1 CONSENT
- ATTRACTIVE GLAZED DISPLAY FRONTAGE
- POTENTIAL RATES RELIEF TO QUALIFYING OCCUPANTS
- **RENT: £8,000 PER ANNUM**

TO LET

32 HIGH STREET, LANARK, ML11 7EX

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Joint Agent - Jas Aujla, jas.aujla@tsapc.co.uk, 0141 237 4324. TSA Property Consultants

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LOCATION

The town of Lanark is situated approximately 25 miles to the south east of Glasgow located within the South Lanarkshire area. The town benefits from close proximity to the M77 motorway which connects the West of Scotland to the South.

The subjects themselves are situated on the south side of the High Street within the heart of the vibrant town centre. Occupiers within the nearby vicinity, include Greggs, Specsavers, Chest Heart and Stroke Scotland as well as a number of established local operators.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey stone built building with a pitched and slated roof. The subjects also benefit from an attractive glazed frontage facing Lanark's High Street.

Internally, the subjects have been finished to a high standard and comprise a main sales area with staff welfare and storage facilities situated towards the rear of the property.

The premises may be suitable for alternative uses subject to obtaining the necessary consent, interested parties should contact the letting agents for further information.

RENTAL

We are seeking rental offers of £8,000 per annum exclusive of VAT.

EPC

This property has an EPC rating of G. A copy of the certificate can be made available upon request.

PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £6,700.

The rate poundage for 2019/2020 is £0.49 to the pound.

As such, the subjects may qualify for 100% rates relief, subject to the occupant meeting the required criteria.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal cost's relative to this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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ACCOMMODATION	SqM	SqFt
Sales	17.2	185
Storage	8.38	90
TOTAL	**25.58**	**275**

The forgoing areas have been calculated on a net internal area basis in accordance with the code of measuring practice (6th edition) as prepared by the RICS.

For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors Adam Honeyman MA (Hons) MRICS a.Honeyman@shepherd.co.uk

TSA Property Consultants Jas Aujla, jas.aujla@tsapc.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

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