

DM HALL

To Let

Class 1a Retail



45 UNION STREET
LARKHALL
ML9 1DZ

35.58 SQ M
383 SQ FT

Property Details

- Retail unit within prime pitch in Larkhall town centre.
- Potential for a variety of uses, subject to consent.
- 100% rates relief available, subject to status.
- Rent offers over £7,500 per annum.

Location

Union Street is the primary retailing location within Larkhall with the subjects occupying a prominent roadside position on the east side of the street close to its junction with Montgomery Street to the north.

Nearby occupiers are a mix of national and local operators including Bank of Scotland, Coral, Simpson Opticians Farmfoods, among others.

Description

45 Union Street single fronted is a terraced shop located on the ground floor of two storey building of traditional construction. The upper floor being occupied by residential dwellings under separate ownership.

The property was last used a butcher's shop and consists a main sales area, rear prep area with WC facilities located externally.

Indicative floor plans are provided.



Property Details

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Retail	35.58	383

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Non Domestic Rates

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

Rent

The property is available is to lease on a full repairing and insuring terms for a period to be agreed.

Rental offers in excess of £7,500 per annum.

Legal Costs

Each party is to bear their own legal costs in relation to any letting transaction. The tenant will be responsible for any registration dues, fees and Land & Building Transaction

Tax where applicable.

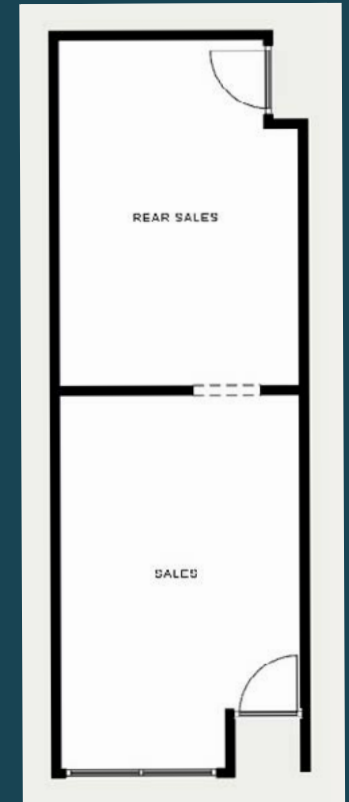
VAT

All prices quoted are exclusive of VAT which maybe chargeable.

DM HALL



Regulated by
RICS



Make an enquiry

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