



Whyte & Barrie



SHOP FOR SALE, MAY SUIT OFFICE

169 High Street, Biggar, ML12 6DL

LOCATION:

On busy High Street, the principal retail and commercial thoroughfare of Biggar which serves both the local community and surrounding rural population and also attracts tourists and visitors from further afield. The property is located at the (top) eastern end of High Street and neighbouring occupiers include William Ovens (butcher), Townhead Café, podiatrist, veterinary surgeon, hair & beauty, coffee shop. Unrestricted on street parking is available on High Street and there is a public car park opposite with a pedestrian crossing nearby.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Locally recognised, prominent, corner shop forming part of the ground floor of a two storey traditional tenement style building with retail use to the ground floor and residential above.

Enjoying twin display windows to the front elevation and a single window to the left hand gable, a central entrance door offers access to the principal retail area with secondary retail area/back shop beyond and toilet to the rear.

Currently utilised as a fashion retail outlet and fitted with extensive displays shelving and hanging rails, the property could suit salon or office use subject to any relevant change of use planning consent.

AREA:

35.91 sq m/387 sq ft or thereby net internal area.

RATEABLE VALUE: £5,000

To a qualifying occupier, rates relief may be available under the Scottish Government's Small Business Bonus Relief Scheme and interested parties should confirm the position to their own satisfaction.



EPC RATING: Awaiting EPC

PRICE:

OFFERS OVER £69,000 are invited.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R596 Prepared October 2022

NOTICE

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