



SPACIOUS SHOP TO LET

100 Union Street, Larkhall, ML9 1EF

LOCATION:

In the heart of Larkhall, fronting Union Street close to its junction with King Street. Union Street is the principal retail and commercial thoroughfare of Larkhall and neighbouring occupiers include Strachan Craft Butchers, Well Pharmacy, Leo's Grill takeaway, Shanghai Oriental restaurant and Co-operative supermarket.

There is private parking and service access immediately to the rear of the property supplemented by free, on street, lay-by style parking on Union Street.

Approximately 14 miles south east of Glasgow city centre, Larkhall has a resident population in the region of 15,000.

The local road network offers access to Hamilton, throughout Lanarkshire and connections to the nearby Junctions 7 and 8, M74 for Glasgow, the south and the national motorway network (M73, M8 etc.)

HAMILTON OFFICE:

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

CONTACT US

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DESCRIPTION:

Part of the ground floor of a two storey red facing brick building fronting directly on to busy Union Street.

A full width, remote controlled roller shutter protects, the modern, anodised display frontage with matching door. Internally, the principal space has been stripped back to a shell allowing any new tenant to fit out the premises to suit their purpose and requirements although fully fitted staff kitchen and toilet and female/disabled and male toilets remain in place.

AREA:

968 sq ft/89.92 sq m or thereby net internal area.

RATEABLE VALUE: £8,700

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves.

ENERGY RATING:

Awaiting EPC



RENT, LEASE DETAILS ETC:

A new lease is sought on standard, full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OVER £14,000 per annum exclusive of VAT and local rates. We are informed that VAT will be chargeable in this instance.

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

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



REF: R612 Prepared June 2023

NOTICE

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