



TO LET / MAY SELL RETAIL / OFFICE PREMISES

40 ST. LEONARD STREET, LANARK, ML11 7BH

LOCATION:

Lanark is a busy town with an estimated catchment of around 55,000 people, located 28 miles south-east of Glasgow and 30 miles south-west of Edinburgh. The subjects are situated on the south side of St Leonard Street, which is a continuation of High Street, opposite its junction with Kildare Street benefitting from high volumes of passing traffic.

There is a large free public car park opposite the subjects off Kildare Street. Lanark Railway Station is a 2 minute walk south and bus routes operate on High Street.

Nearby occupiers include Mezza Hair & Design, Lanark Cycles, ALJ Uniform Shop, Jappa Cakes, Your Move Estate Agents.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Ground floor retail premises forming part of a larger sandstone building.

Externally benefits from display window with recessed pedestrian door adjacent.

Internally provides open-plan accommodation to the front with rear storage / treatment room and is complete with a WC.

Mains supplies to gas, water, electricity provided.

AREA:

NIA – 87.36 sq m / 940 sq ft

RATEABLE VALUE:

£4,850

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.



ENERGY RATING:

Available on request

PRICE DETAILS ETC:

Available on a new FRI lease at a rent of £4,500 per annum, no VAT.

Alternatively our client may consider disposing of their heritable interest with the benefit of vacant possession with quoting info available via the agents.

VIEWING:

STRICTLY by appointment through the joint letting / selling agents.

Agency Department

01698 891 400

info@wbcsc.co.uk

Gregor Brown

0141 212 0059

gb@gmbrown.co.uk



REF: R621 Prepared November 2023

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors 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 intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in 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 outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.