



FOR SALE FITTED BUTCHERS / CLASS 1A PREMISES

16 MAIN STREET, DOUGLAS, SOUTH LANARKSHIRE, ML11 0QR

LOCATION:

Douglas is a popular village located within the South Lanarkshire Local Authority Region with a population of approximately 1,460.

More specifically the subject property is situated within the heart of the village on the east side of Main Street just south of its junction with Doctor's Close. Neighbouring occupiers include Morrisons Daily, Aklea Antiques and Aviation Parts & Services.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Ground floor fitted butcher / retail premises forming part of a larger building where the upper floors are residential.

Externally benefits from an attractive single shopfront with customer entrance together with a garage door for loading and unloading.

Internally the property presents well with main open-plan area to left hand side, central office, workshop / storage area on right hand side complete with WCS and tea-prep.

AREA: NIA 73.97 sq m / 796 sq ft

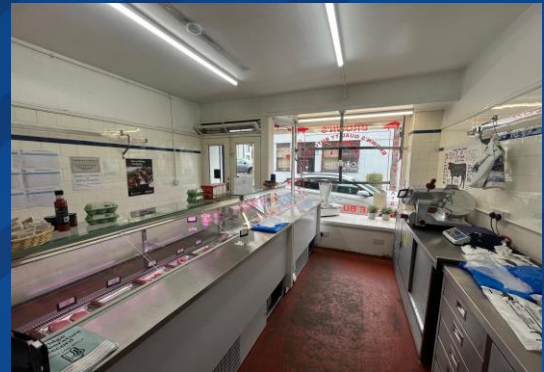
PLANNING: Class 1A

RATEABLE VALUE: £3,730

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

ENERGY RATING:

Available on request.



RENT, LEASE TERMS ETC:

Offers over £60,000 are invited for our clients heritable interest with vacant possession. – NO VAT

VIEWING:

STRICTLY by appointment via the joint selling agents –

Agency Department

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REF: R637 Prepared July 2024

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