



Middleton Avenue / Carlisle Road, Larkhall, ML9 2TP

- Prominent roadside position
- Located adjacent to the popular Strutherhill Industrial Estate
- Neighbouring occupiers include Lidl, Biffa and Built Depot
- Extends to approximately 0.60 acres
- Convenient access to M74 via Junction 8
- Suitable for a variety of uses such as self storage, vehicle storage, plant etc.





LOCATION

Larkhall has a resident population in the region of 15,000 and is located in the South Lanarkshire local authority area approximately 18 miles to the south east of Glasgow.

Larkhall is conveniently placed for access to the motorway network with two junctions to the M74 that run close to the town centre on each side. Junction 7 (Larkhall) provides access to the A72. Junction 8 (Canderside Toll) provides access to the A71 curving to Edinburgh Road where there is a full interchange. Regular bus services operate along Carlisle Road and Larkhall railway station is within a five minutes' drive.

The subjects are located to the south of Larkhall adjacent to Strutherhill Industrial Estate. More specifically, the subjects occupy prominent roadside position located to the west of Carlisle Road at its junction with Middleton Avenue to the north.

The surrounding area comprises a mixture of office and industrial buildings of differing sizes and specifications. These commercial uses serve the surrounding population and include a mix of local and national traders. Notable nearby occupiers include Lidl, Biffa and Build Depot.

DESCRIPTION

The subjects comprise a parcel of land forming part of a larger compound which houses a car wash facility. The property forms a rectangular shape and is of flat topography with an aggregate surface. The compound of which it forms part is enclosed by metal palisade fencing.

The site would be suitable for a variety of uses such as self storage, vehicle storage, plant etc. The yard is capable of being split to suit occupier requirements.

ACCOMMODATION

Based upon our understanding of the approximate site boundaries and using Promap digital mapping, we calculate the site extends to approximately 0.60 acres or thereby.

LEASE TERMS

The premises are offered on a long-term lease incorporating regular rent reviews.

RENT

On application.

RATING ASSESSMENT

To be assessed.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

UTILITIES

Information can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:

Tel: 0141 332 1194

To arrange a viewing please contact:



Ryan Farrelly

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