



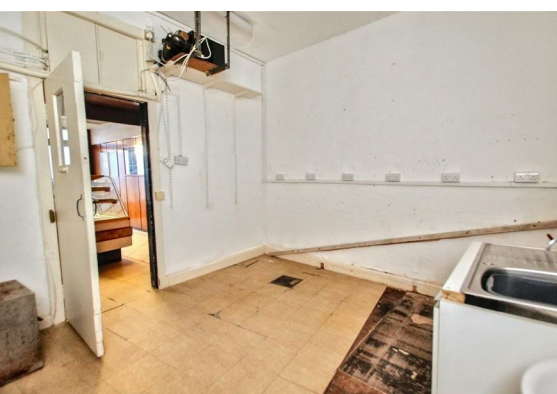
AB Properties



96-98 High Street
, Lanark, ML11 7ES

Guide price £160,000







****THESE UNITS MAY BE SOLD SEPARATELY - PLEASE CONTACT OUR OFFICE TO DISCUSS****

AB Properties are excited to present a rare opportunity to acquire a large commercial property located on Lanark's bustling High Street. This unique property consists of a self-contained retail unit on the ground floor and Class 10 premises on the first and second floors, making it an excellent investment for both owner-occupiers and rental investors.

Prime Location: Situated in the heart of Lanark's High Street, offering great visibility and foot traffic.

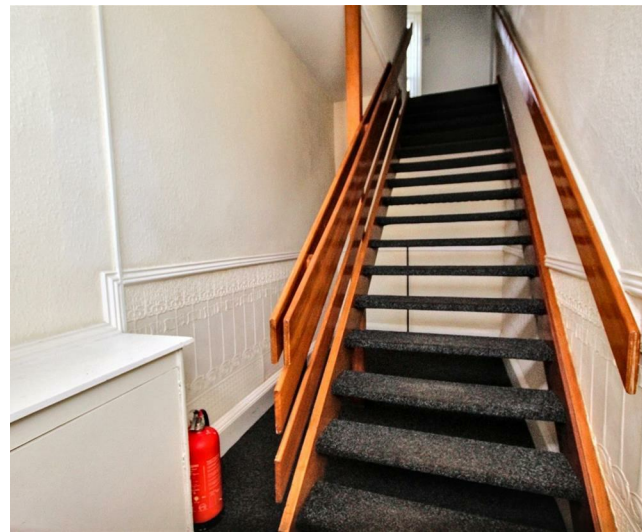
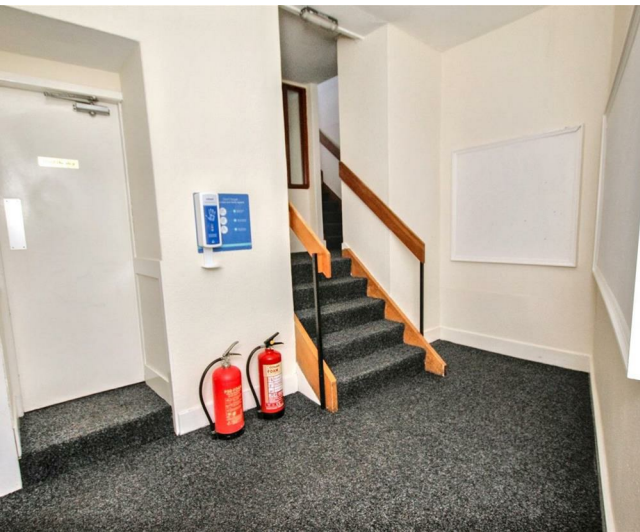
Versatile Space: The building totals approximately 300 square metres, with the ground floor previously used as a bakery shop and the upper floors offering potential for a variety of uses subject to planning consent.

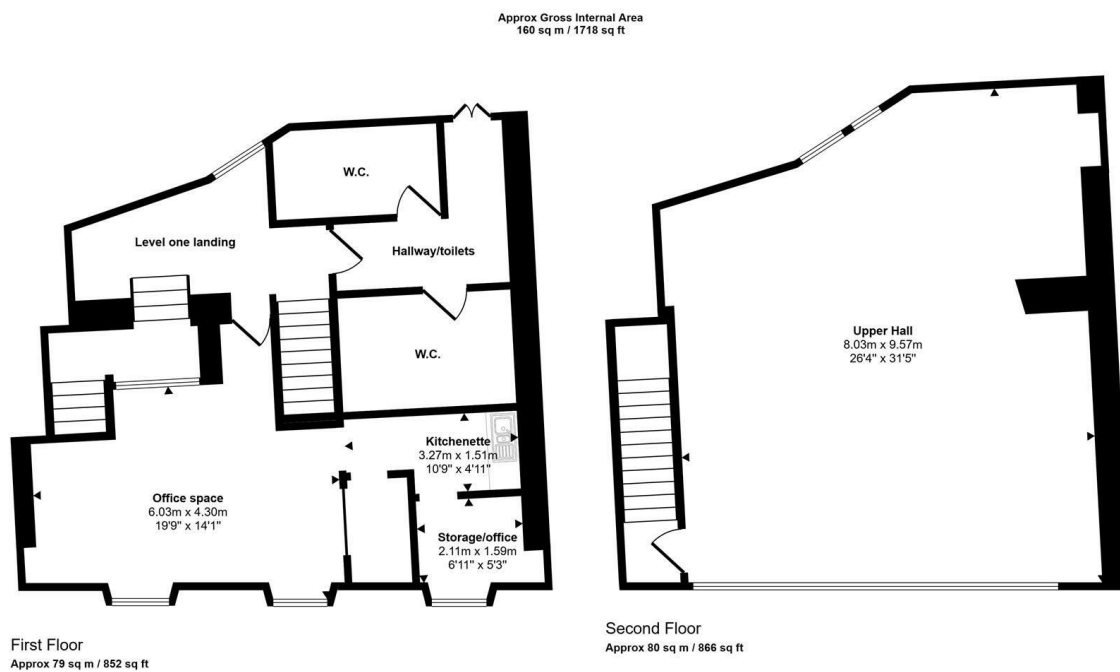
Ground Floor Retail Unit: Features a separate entrance leading into a serving area, with a large preparation and storage area at the rear.

First and Second Floors: Currently configured as Class 10 premises (previously a place of worship), the upper floors offer open-plan spaces with large windows and views of the High Street. The second floor also includes a kitchen, ladies and gents toilets, and a storage area.

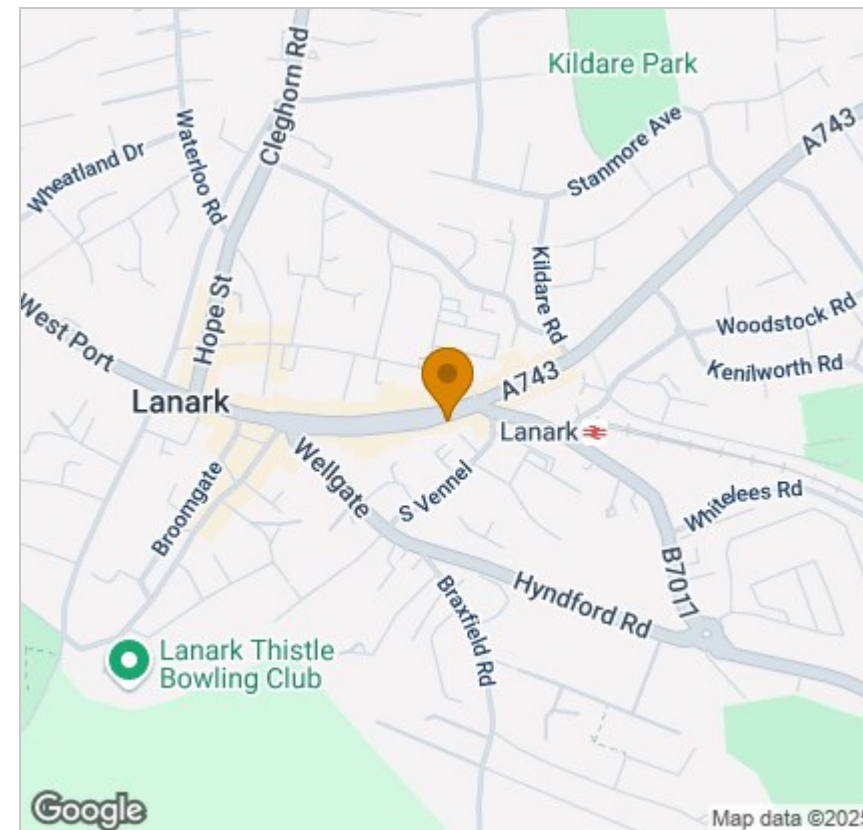
Investment Potential: The property offers potential for conversion to Class 1A retail, and with the right planning, a Class 3 hot food licence could be obtained.

This is a rare opportunity to acquire a prime commercial property with high potential in a sought-after location. With the building's adaptable layout, the possibilities are endless, whether you are looking to occupy the space or seek a rental investment.

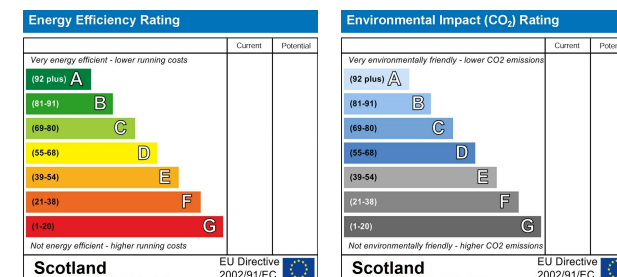




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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