



# TO LET/MAY SELL

## RETAIL-UNIT

41 & 41A High Street, Lanark, ML11 7LU

Situated within Lanark's prime retail pitch.

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Retail premises with separate store/workshop.

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Rental offers of £12,000 per annum

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Offers to purchase are invited.

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**LOCATION**

Lanark is a historic market town located within South Lanarkshire region around 28 miles south east of Glasgow and 14 miles south east of Hamilton. The town has a population of around 8,800 persons and is a popular commuting location lying at the convergence of the A72 and A70, with the M74 located nearby. Lanark has a main line railway station offering regular services to Glasgow and the surrounding Lanarkshire towns.

41 High Street is located on the north side of High Street, close to the junction with Wellgate and Castlegate within Lanark town centre. The locality is mostly commercial and retail in nature with nearby occupiers including Costa, Greggs, Brooks Menswear, Ladbrokes, Savers and a variety of local traders.

The approximate location of the subjects is shown on the appended street plan.

**DESCRIPTION**

The property is of a traditional sandstone construction, surmounted by a pitched slate roof.

Access is through a single recessed door, with two large display windows located either side.

The property comprises a retail unit, forming of the ground floor and first floor of a 2 storey terraced property with additional workshop/storage, accessed via Ritche's Close

Internally, the property is rectangular in nature, comprising an open plan sales area to the front leading to additional split raised sales area to the rear, with kitchen, and toilet facilities located on the first floor.

The workshop/storage premises is located over ground and first floor with its own private entrance.

**ACCOMODATION**

The retail premises extends to the following net internal floor areas:

Ground Floor	736 sq ft	68.36 sq m
First Floor	280 sq ft	26.01 sq m
<b>Total</b>	<b>1,016 sq ft</b>	<b>94.37 sq m</b>

The additional workshop/storage extends to a gross internal floor area of approximately 626 sqft (58.15 sqm)

**RATES**

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of :

41 High Street	£10,500
41a High Street	£2,250

Please note that a new occupier has the right to appeal the current assessment.

The subjects should benefit rates relief under the Small Business Bonus Scheme, subject to applicant status.

**RENT**

Offers over £12,000 per annum are invited on the basis of a new Full Repairing and Insuring lease for a negotiable term.

The landlord may also consider leasing the retail premises and workshop separately.

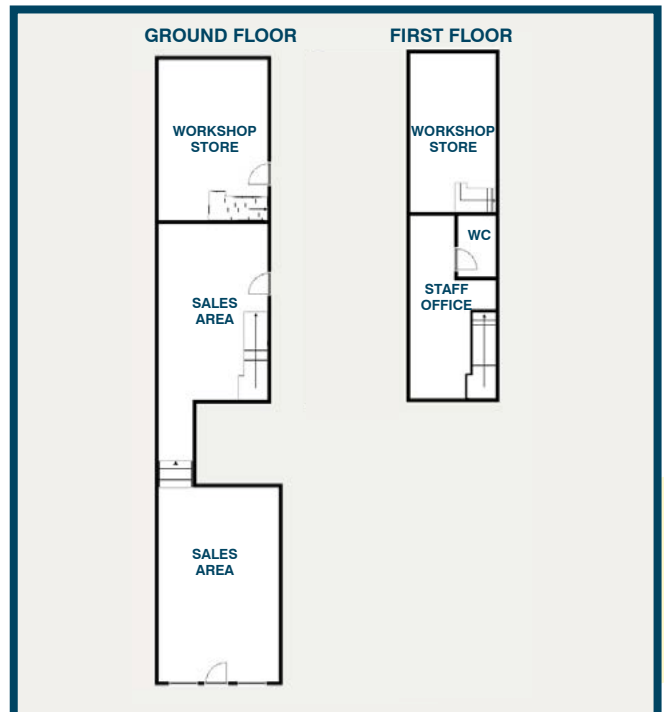
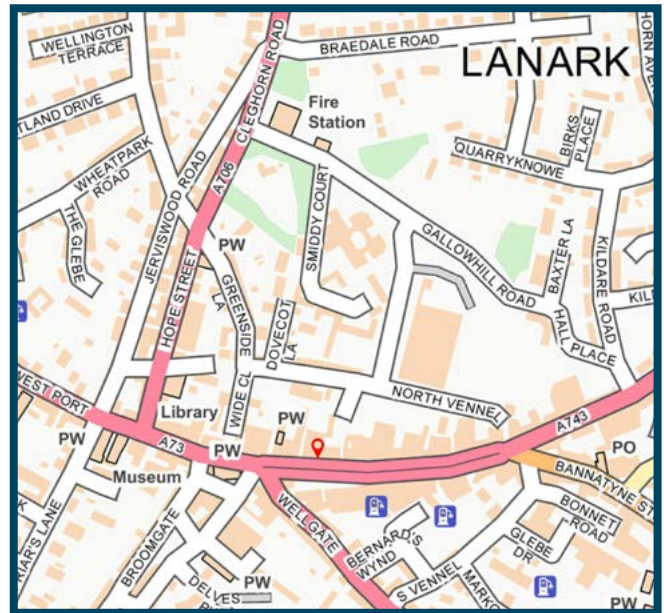
**SALE TERMS**

Our clients may consider selling their heritable interest in the subject property.

Offers are invited on this basis.

**DATE OF PUBLICATION**  
NOVEMBER 2023

**REFERENCE**  
WSA2511



**VAT**

All prices quoted are exclusive of VAT, where applicable.

**EPC**

A copy of the Energy Performance Certificate is available upon request.

**ENTRY**

Entry is available upon completion of legal formalities.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during the transaction.

**VIEWING & FURTHER INFORMATION**

Strictly by prior arrangement with:-

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**IMPORTANT NOTE**

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