

# DM HALL

## To Let

Retail



10 LONDON  
STREET,  
LARKHALL,  
ML9 1AG

112.49 sq m  
(1,210 sq ft)



# Property Details

- Prominent roadside position
- Former hairdresser premises suitable for a variety of uses
- Floor area 112.49 sq.m (1,210 sq.ft)
- Rent - £15,000 per annum

## LOCATION

London Street is a busy commercial street within Larkhall Town Centre and is a continuation of Union Street, the primary retailing location within town. The immediate locality is a mix of retail and licensed premises, with nearby occupiers including William Hills, The Village Tavern, Dignity Funeral Services and various local traders.

The town of Larkhall is situated approximately 14 miles south east of Glasgow City Centre and is directly accessed from Junction 7 of the M74 motorway. The town has a resident population in the region of 15,000.

## DESCRIPTION

10 London Street, a former hair and beauty salon, occupies the ground floor of two storey building of brick construction, surmounted by a pitched and tiled roof. The upper floor being occupied by residential dwellings under separate ownership.

Internally the property has been laid out to provide a reception area which leads to an open plan sales/salon off which there are a series of private treatment rooms/offices and toilet facilities. Indicative floor plans are provided.

## AREAS

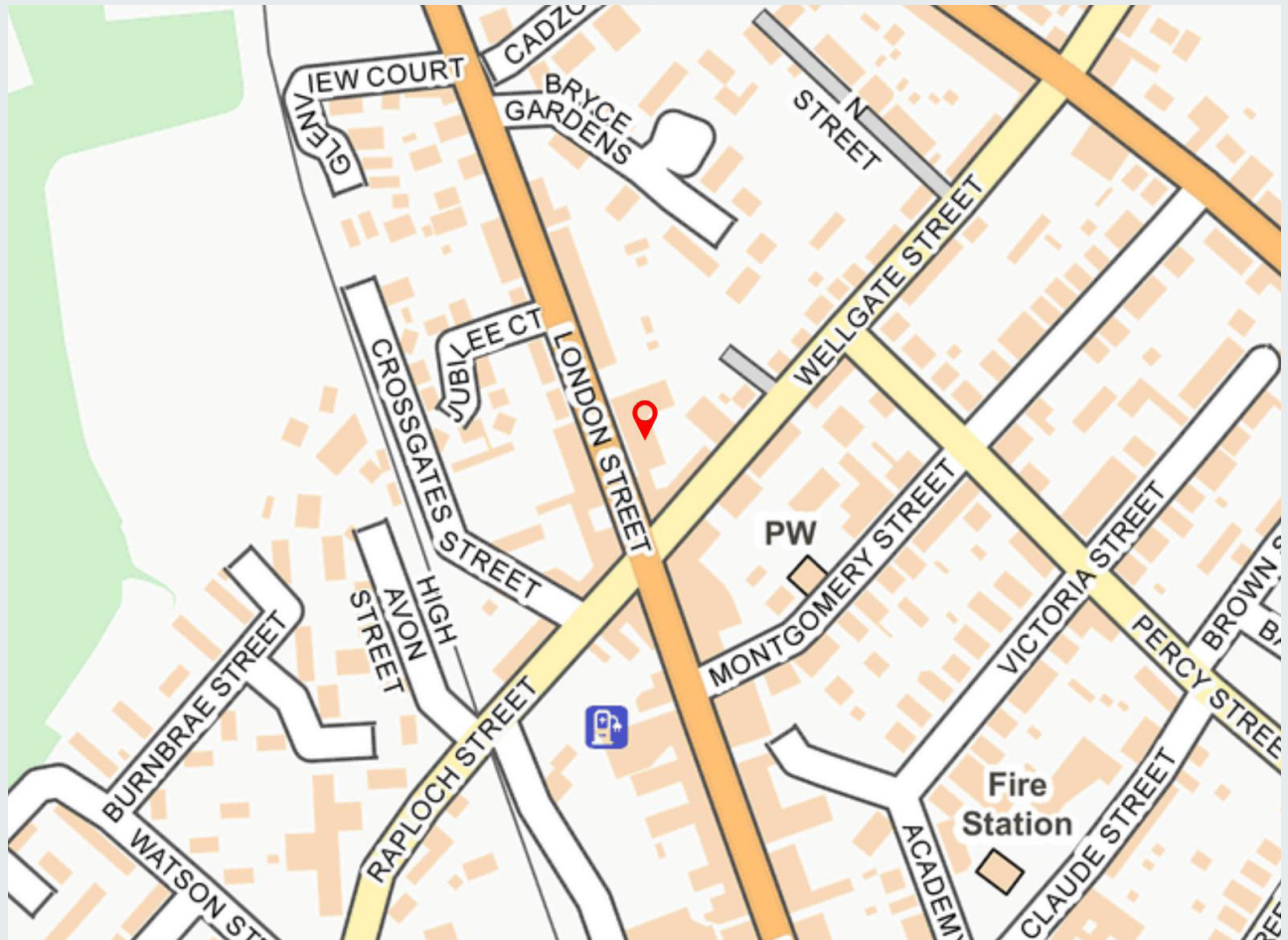
From our on-site inspection, we calculate the property to have a net internal floor area of 112.49 sq.m (1,210 sq.ft)

## RATES

The rateable value is £9,100 and the building qualifies for 100% rates relief subject to occupier status.

## RENT

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £15,000 per annum are invited.



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## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

All prices quoted are exclusive of VAT which maybe chargeable.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Make an enquiry

Jacqueline Towie

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E: [jacqueline.towie@dmhall.co.uk](mailto:jacqueline.towie@dmhall.co.uk)

## DM Hall Commercial Department

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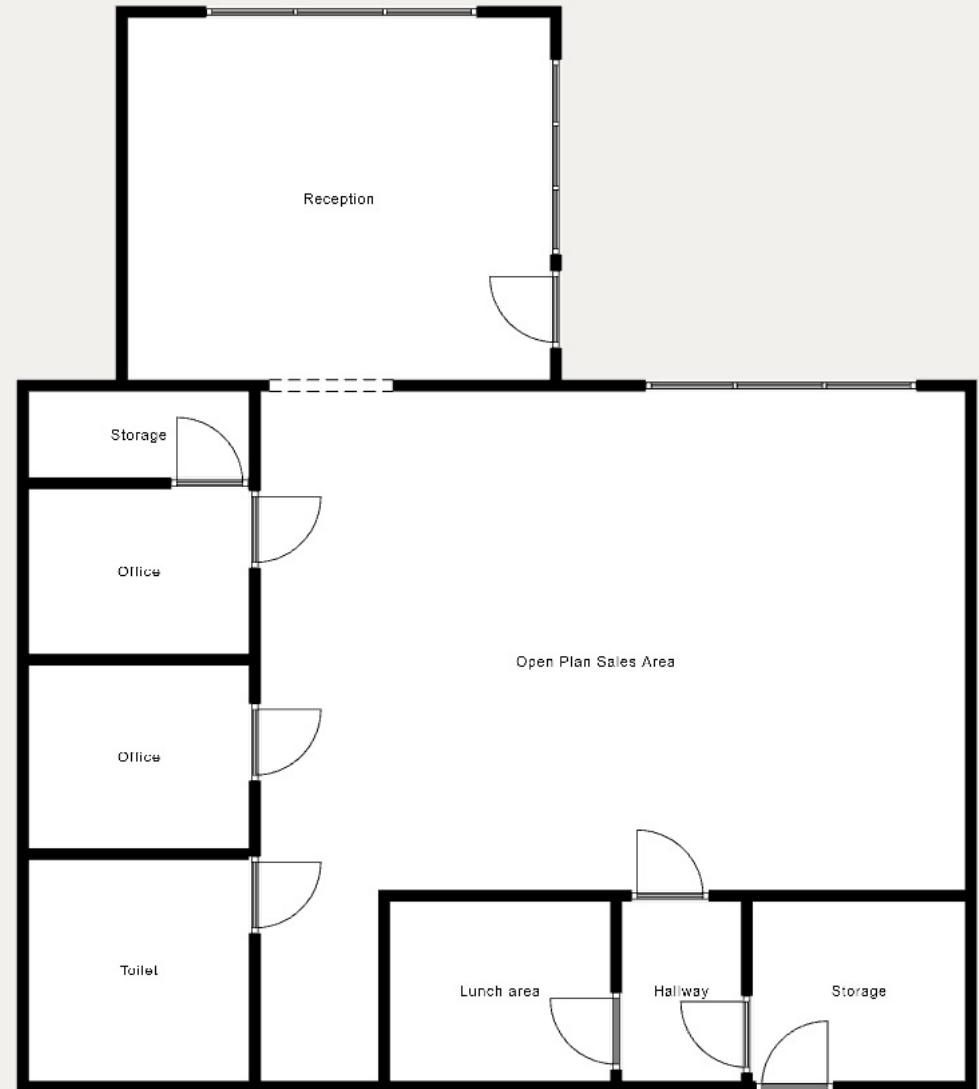
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**DM HALL**



Regulated by

**RICS**



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