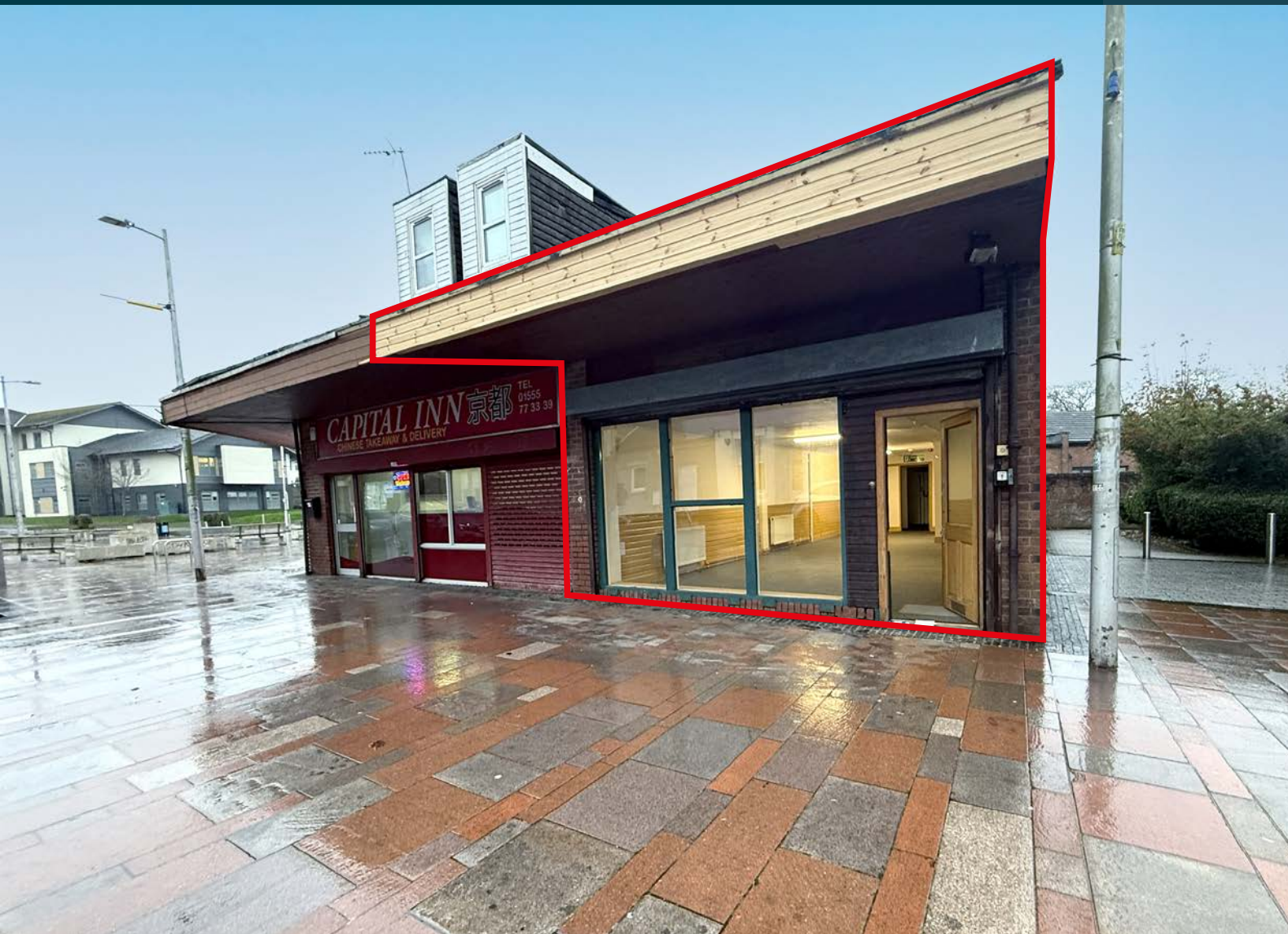


DM HALL

To Let

Retail

4 Rankin Gait,
Hamilton Street,
Carluke, ML8 4AT



96.76 sq m
(1,042 sq ft)

Property Details

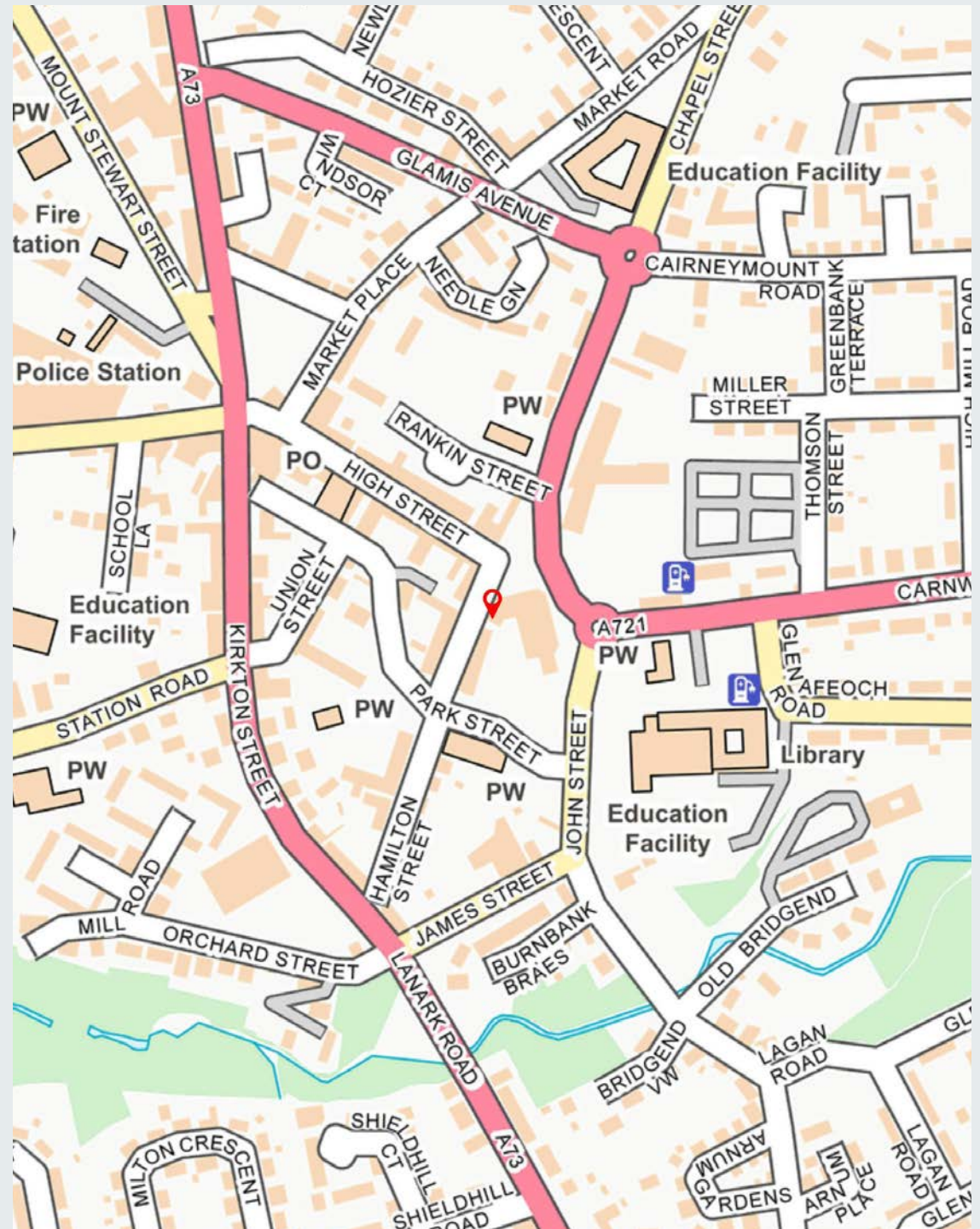
- Established town centre location.
- Net internal area please change to 96.76sq.m (1,042 sq.ft).
- Well-presented class 1A office/retail unit.
- 100% rates relief available, subject to occupier status.
- Rent £7,500 per annum.

LOCATION

Rankin Gait Shopping Centre, located to the south High Street within Carluke a well-established town located approximately 15 miles south-east of Glasgow, 5 miles south of Wishaw, and a similar distance north of Lanark with a population around 13,000.

Dedicated car parking is provided to the rear, with additional public parking nearby. The area is well served by public transport, with Carluke Railway Station approximately half a mile to the west and several local bus routes operating close by.

Nearby occupiers include Greggs, Domino's Pizza, Happy Feet Nursery, Capital Inn Chinese Takeaway, Chest Heart & Stroke Scotland, and Scot Fresh.



Property Details

DESCRIPTION

4 Rankin Gait an end terraced retail/office premises over ground and first floor level.

Externally the premises benefits from a double shopfront with electric roller shutter.

Internally the property is laid out provide an open plan office/ sale area with ambulant WC and tea prep to the rear, off which is private office/meeting room with a rear access door providing access to service yard/parking.

A single staircase provides access to the 1st floor where a large room is provided along with additional WC's.

Please see indicative floor plan demonstrating the layout.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Sales Area	58.86	634
First	Office/Stores	37.90	408
Total		96,76	1,042

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,800.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Property Details

RENT

The property is available to lease on a full repairing and insuring terms for a period to be agreed.

Rental offers in excess of £7,500 per annum.

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 may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI-MONEY LAUNDERING

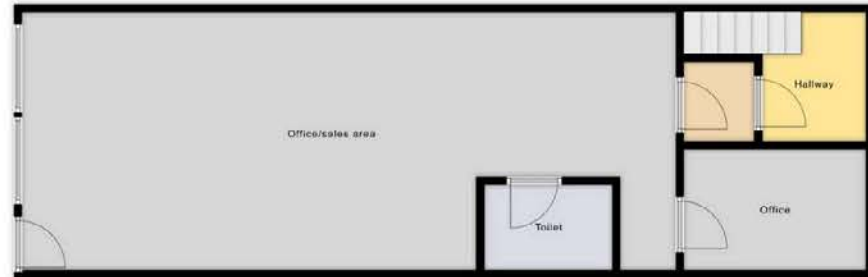
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide,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

DM HALL



Regulated by
RICS

GROUND FLOOR



FIRST FLOOR



FLOORPLAN FOR
INDICATIVE PURPOSES ONLY.

Make an enquiry

Jacqueline Towie
01698 284939
Jacqueline.Towie@dmhall.co.uk

DM Hall Commercial Department
Unit 3 Cadzow Park, 82 Muir Street
Hamilton, ML2 6BJ
01698 284 939

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