



FOR SALE - RETAIL / OFFICE PREMISES LOCATED WITHIN THE HEART OF LANARK TOWN CENTRE

1 St Leonard Street, ML11 7AB

LOCATION:

Lanark is approximately 20 miles south east of Glasgow and 30 miles south west of Edinburgh and retains the layout and character of a traditional market town, serving the local population of in excess of 10,000 and the surrounding areas whilst also attracting visitors and tourists.

The subjects command a prominent corner position on the corner of St Leonard Street and North Vennel, at its 3-way junction of High Street, Bannatyne Street and St Leonard Street which is now served by pedestrian / crossing lights.

Neighbouring occupiers include Oxfam, Subway, DEBRA, Timpsons, Home Instead, Your Move.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Prominent 2 storey retail / office premises. Externally benefits from 2 large display windows with central pedestrian access. Internally the ground floor provides well-presented open-plan accommodation with two partitioned treatment rooms, easily removable if required. Kitchen tea prep and WCs are found to the rear where there is also separate side access. A gas boiler has recently been installed, providing heating from radiators and hot water. We are informed that the first floor above the shop is included however there is currently no access stair and the area has not been viewed.

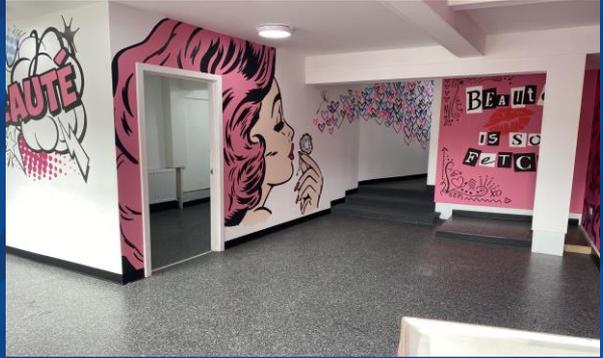
AREA:

591 sq ft / 54.91 sq m or thereby net internal area

RATEABLE VALUE: 8,000

Business rates of £3,984 per annum are payable. For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme.

ENERGY RATING: Available on request



RENT, LEASE DETAILS ETC:

Offers over £75,000 are invited for our clients heritable interest with the benefit of vacant possession.

VIEWING:

STRICTLY by appointment via the joint selling agents –

Agency Department

01698 891 400

info@wbcs.co.uk



Gregor Brown

0141 212 0059

gb@gmbrown.co.uk



REF: R639 prepared September 2024

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.