



SHOP TO LET

37 St. Leonard Street, Lanark, ML11 7AB

LOCATION:

On the south side of St Leonard Street at the junction with Kildare Road to the east of Lanark High Street, the principal retail thoroughfare of the town. Adjacent occupiers include Lanark Cycles, ALJ Workwear, Jean's Barbers and Lanark Memorial Hall. Traffic lights incorporating pedestrian crossings operate immediately outside the premises and free car parking is available nearby and throughout the town centre. Lanark is approximately 20 miles south east of Glasgow and 30 miles south west of Edinburgh and retains the character and layout of a traditional market town, serving the local population of in excess of 10,000 and the surrounding rural areas.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Suitable for salon, retail or office use, an end terraced unit in a 2 storey building with flats above. Accessed via a vestibule to open plan retail/office area with 3 sectioned display window to the street and a private office/treatment room partitioned off to one corner with full height glazing for borrowed light. There is also a back shop/staff room off to the rear with toilet off. Some internal refurbishment and fit out are required.

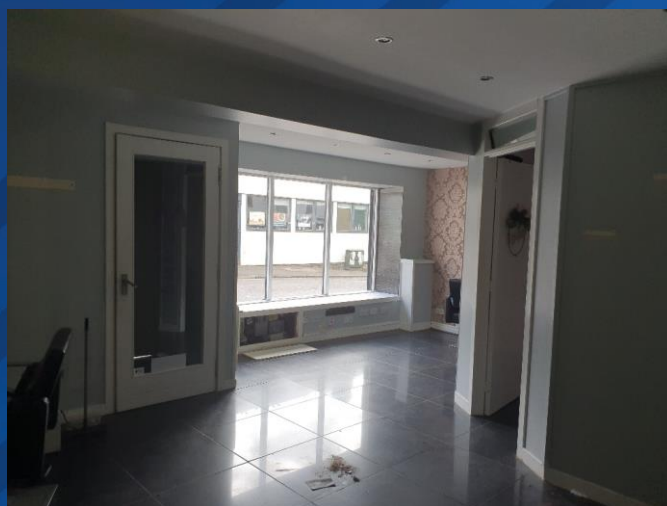
AREA:

Front shop/office: 28.5 sqm/307sqft

Back shop/staff kitchen: 8.96 sqm/97 sqft or thereby net internal area.

RATEABLE VALUE: £3,900

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.



EPC RATING: Awaiting EPC

RENT, LEASE DETAILS etc.:

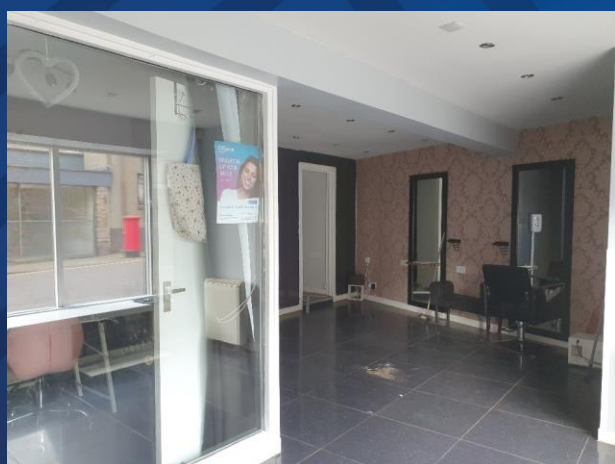
A new lease is sought on standard, commercial, full repairing and insuring terms at **RENTAL OFFERS OVER £5,200** per annum exclusive of VAT and local rates. VAT will not be charged on the rent in this transaction.

In the first instance all offers should be submitted to Mr Cameron of this office.

Prospective tenants should note this is a “connected person transaction” as some of the landlord company’s directors are also directors of Whyte & Barrie.

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: R642 Prepared September 2024

NOTICE

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- (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.
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