

TO LET

85 UNION STREET
LARKHALL ML9 1DZ

**SINGLE STOREY SHOP UNIT WITH
LARGE GARDEN AREA TO REAR**



Location

Larkhall with a population of circa 16,000 persons is located some 14 miles south east of Glasgow City Centre and about 5 miles south of both Hamilton and Motherwell.

The town is located just off the M74 and also has excellent bus and train connections with the train station being close to the subject property in the town centre.

The subjects are located on the east side of Union Street which forms the main commercial thoroughfare in the town.

Nearby traders include CO-OP; B+M; GREGGS; WILLIAM HILL; LLOYDS PHARMACY; COSTA COFFEE; SPECSAVERS; CARD FACTORY; BANK OF SCOTLAND whilst a number of pubs and late night operators are in the immediate vicinity. The main town centre car park is located directly opposite though free street parking is available directly outside the shop on Union Street.

Description

The subjects comprise a large single fronted shop unit contained in a single storey block between CENTRAL BAR and BOSS PIZZA.

To the rear of the shop is a large garden area and there is the possibility of utilising this space for outside seating or extension subject to obtaining necessary consents.

FRONTAGE	18'0 (5.5 m) approx.
DEPTH	63'5 (19.3 m) approx.
TOTAL NET GROUND FLOOR AREA	1,016 sqft (94.4 sqm) approx.

The shop has kitchen/staff/office/toilet facilities in the storage area to the rear of the front sales area.

Rent

Offers in excess of £14,500 per annum are invited.

Rateable Value

We are advised that the subjects have a current rateable value of £ 13,100.

Any ingoing occupier may therefore qualify for 100% rates relief under the Small Business Bonus Scheme – further details on request.

Lease

The subjects are offered on a new lease basis for a minimum period of 5 years.

Longer lease terms are available subject to 5 yearly rent reviews.

Planning

Whilst the shop currently benefits from class 1 retail use it may be suitable for other uses like coffee shop/café/take-away/office.

The property benefits from a large rear garden area which may be included subject to negotiation and also approval from the Council to any planning application.

Legal Costs

Each party will pay their own legal costs.

Entry

Immediate entry may be available – details on request.

EPC

Available on request.



Location Map



Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

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