

TO LET /MAY SELL

17 Castlegate
Lanark ML11 9DZ

- Large commercial premises with 65 car spaces
- 16,813 sq ft (1,562 sq m)
- 1.66 acres / 0.67 hectares
- Suitable for residential or commercial development (subject to planning)



LOCATION

Lanark is a busy market town located approximately 20 miles south east of Glasgow and 30 miles south west of Edinburgh. The town has a resident population of approximately 10,000 people and an estimated catchment population of approximately 55,000 people.

Lanark benefits from close proximity to the M77 motorway which connects the West of Scotland to the South. Excellent public transport links are provided with numerous bus services operating on the High Street whilst Lanark Railway Station is located within walking distance west.

The site occupies a prominent position on the east side of Castlegate Road, near the junction with High street, the primary shopping destination for Lanark.

ACCOMMODATION

The subject comprises a former supermarket arranged over ground and first floor with 65 dedicated car parking spaces available at the rear of the premises in addition to the extensive servicing provision as shown on the outlined layout plan. Consequently, the unit benefits from excellent front and rear access points.

We calculate the unit and the site to extend to the following approximate areas:

SALES	11,456 SQ FT	1,064 SQ M
ANCILLARY	5,317 SQ FT	494 SQ M
TOTAL	16,813 SQ FT	1,562 SQ M
SITE	1.66 ACRES	0.67 HA

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 (food) consent and can therefore be used for retail use.

The site may be suitable for potential residential / commercial development (subject to suitable consents). Parties who wish to make further planning enquiries should contact the Local Planning Authority.

LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

LEASEHOLD/PURCHASE TERMS

Leasehold and freehold offers are invited. For further information please contact EYCO directly.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£224,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 52.4p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£117,376**.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

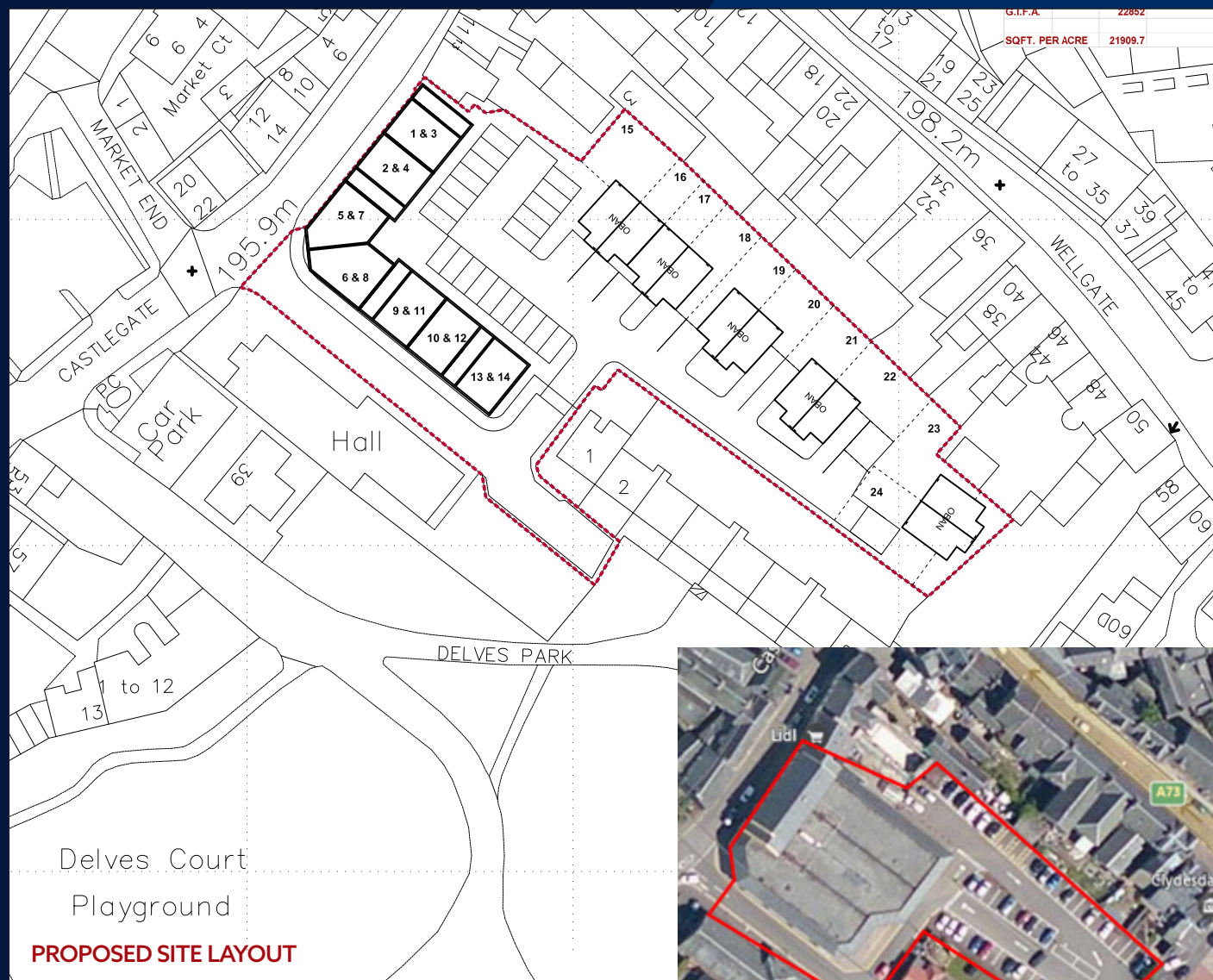
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GET IN TOUCH



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