

## TO LET/MAY SELL

### Prominent Retail Unit

41 High Street  
Lanark ML11 7EX



#### 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.

The premises are situated in a prominent position on the east side of the High Street. Nearby occupiers include **Costa, Greggs, Brooks Menswear, Ladbrokes** and **Savers**.

#### ACCOMMODATION

The subjects comprise a ground and first floor unit which we calculate extends to the following approximate net internal areas:

Ground Floor Sales	736 sq ft	(68.36 sq m)
Ground Floor Storage	281 sq ft	(26.09 sq m)
First Floor	610 sq ft	(56.69 sq m)
Total	1,627 sq ft	(151.14 sq m)

#### LEASE

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

#### RENT

Offers of **£14,000 per annum** are invited.

#### PRICE

On application.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£15,400**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£7,392**.

The subjects may be eligible for 25% rates relief under the Small Business Bonus Scheme, subject to conditions.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

#### 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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

Alastair Rowe  
0131 558 5140  
arowe@eyco.co.uk

Ben Campbell-Roddiss  
0131 558 5114  
BCampbell-Roddiss@eyco.co.uk

