

TO LET

41 High Street
Lanark ML11 7EX

- ▶ Prominent retail unit in high footfall location
- ▶ Extends to a total NIA of 1,165 sq ft
- ▶ Rental offers of £12,000 per annum invited
- ▶ Subject to Vacant Possession - October 2022

Qualifies for Nil rates



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, Ladbroke's** 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	736 SQ FT	68.4 SQ M
FIRST FLOOR	280 SQ FT	26.0 SQ M
TOTAL	1,016 SQ FT	94.4 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 **£12,000 per annum** are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£10,500**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£5,229**.

The subjects may be eligible for 100% rates relief through 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 ingoing 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 EYCO on 0131 226 2641.

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