



# TO LET

Unit 5, 34/34A High Street  
Lanark ML11 7EX

- Class 3 consent
- Prominent retail unit
- Ground Floor 1,791 sq ft
- Rent £27,000 pa

## 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 of 55,000 people.

The premises are situated in a prominent position on the west side of the High Street. Nearby occupiers include **Costa, Greggs, Thomas Cook, Specsavers** 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	1,791 sq ft	(166.4 sq m)
First Floor	1,028 sq ft	(95.5 sq m)
Total	2,819 sq ft	(261.9 sq m)

## Lease

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

## Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 3 consent and can therefore be used for restaurant use. Interested parties are advised to speak directly to the Local Planning Authority.

## Rent

Offers in excess of **£27,000 per annum** exclusive are invited.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£25,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£12,495**.

## Energy Performance Certificate

EPC Rating = E

## Date of Entry

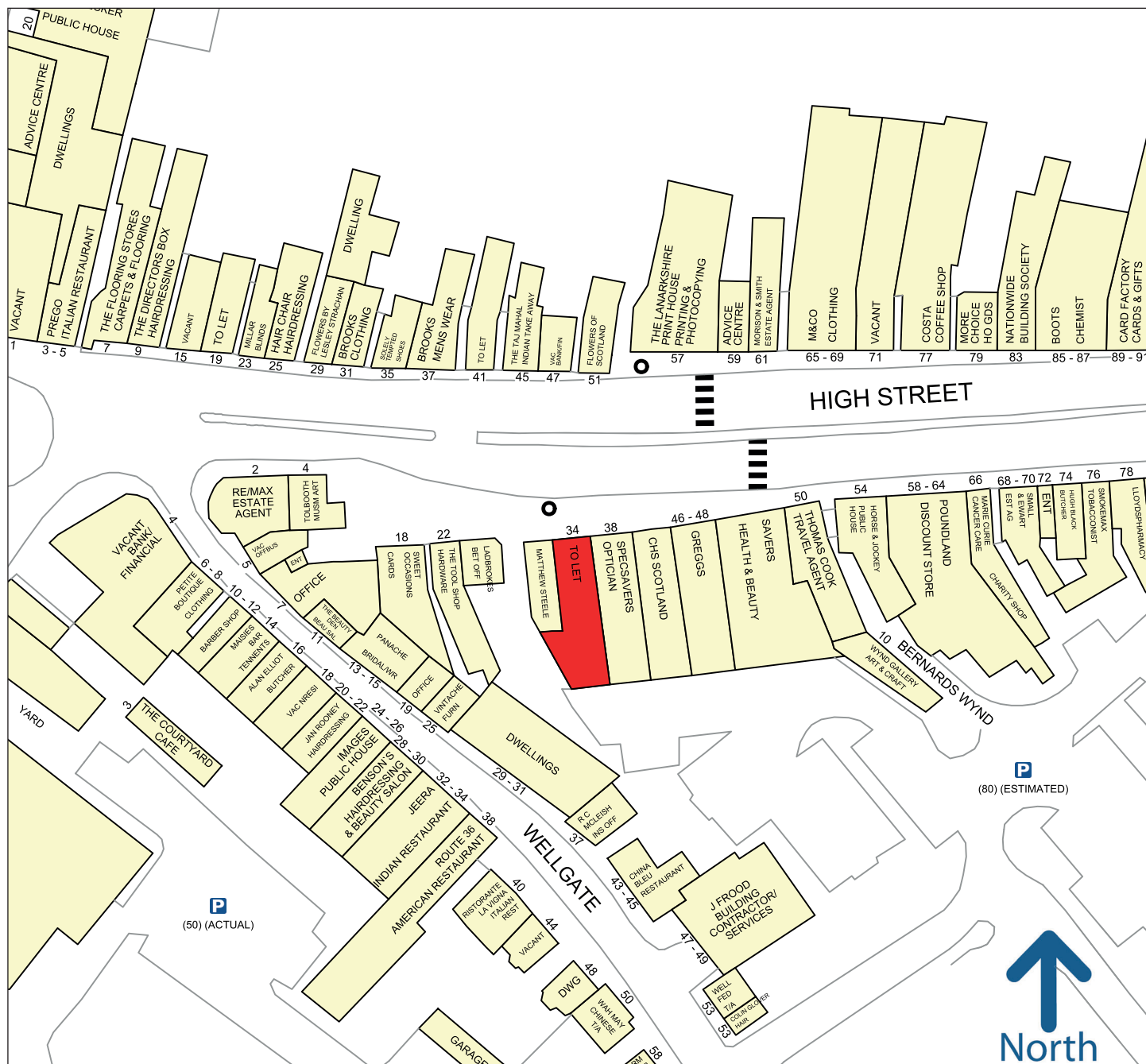
By arrangement.

## 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 Eric Young & Co on 0131 226 2641 or our joint letting agents TSA Property Consultants - 0141 237 4324.



Goed Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

## Get in touch



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



Ben Campbell-Roddis  
 bcampbell-roddis@eyco.co.uk  
 0131 558 5114

AR/RT/LAN24 - Date of preparation: 21 March 2019

Messrs Eric Young & Co for themselves and for their client whose agent they give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.