



FOR SALE/TO LET

19 High Street
Lanark ML11 7LU

- Prime retail unit
- 439 sq ft
- Rent £10,000 pa
- Offers in excess of £85,000

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 **Greggs, Ladbroke's, Savers** and **Remax**.

Accommodation

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

Ground Floor	439 sq ft	(40.78 sq m)
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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 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

Price

Offers in excess of **£85,000** are invited.

Rent

Offers of **£10,000 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 **£6,300**. (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 **£3,087**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme subject to conditions.

Energy Performance Certificate

EPC Rating = G

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 on 0131 226 2641.

eric**young**&CO

Agency  Rent Reviews  Asset Management  Rating  Investment  Development