



89-91 High Street, Lanark, ML11 7LN

Town Centre Retail Unit

- Long Standing Tenant
- Ground Floor 1,435sq ft
- Let to Card Factory
- Lease Extended to 2030
- Passing £19,500p.a.
- Price: o/o £175,000

LOCATION

The property is situated on the north side of High Street close to its junction with Bull's Close on the main retailing location within the town of Lanark.

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 c.10,000 with a further catchment of 55,000 persons. Neighbouring occupiers include Specsavers, Costa, Hays Travel and Greggs.

PROPERTY

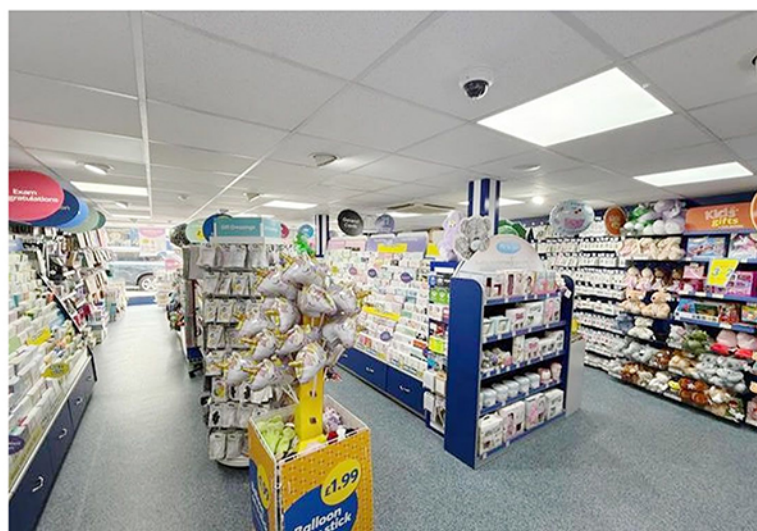
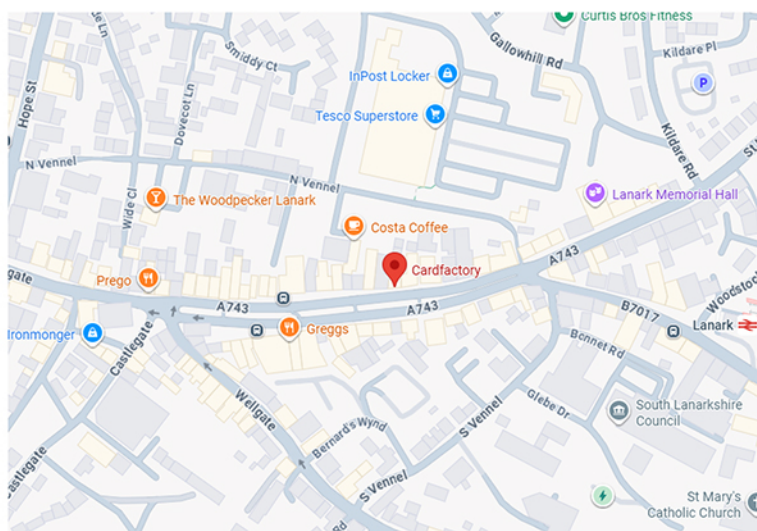
The property comprises a ground floor retail unit set with a larger commercial parade.

The property offers a prominent glazed frontage. Internally the property is presented in accordance with the tenants corporate specifications with suspended acoustic tile ceiling with L.E.D. panels.

Partitions have been erected to the rear to form store, office and staff facilities.

NAV/RV
£19,200

AREA
133.35sqm (1,435sq ft)



89-91 High Street, Lanark, ML11 7LN

Town Centre Retail Unit

LEASE SUMMARY

The property is held on a full respiring and insuring head lease to Sportswift Ltd t/a Card Factory expiring 24th February 2030 at a passing rent of £19,500p.a. with a tenants break in 2028

PRICE

Our client is seeking offers over £175,000 for their freehold interest

E.P.C

Available on request

TITLE & LEASE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.