

TO LET - RETAIL

80 UNION STREET
LARKHALL, ML9 1DR



KEY HIGHLIGHTS

- 565 sq ft
- Located on prime section of Union Street, Larkhall
- Eligible for 100% rates relief
- Neighbouring occupiers include Specsavers, Card Factory, Greggs, B&M, Boots, Marie Curie, J Hobson Butchers, VPZ, Larkhall Pharmacy
- Well-presented Class 1A premises
- New FRI lease available - £12,500 pa
- On-street parking

SUMMARY

Available Size	565 sq ft
Rent	£12,500 per annum
Rates Payable	£3,944.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£8,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented prominent ground floor Class 1A premises forming part of a larger neighbourhood parade.

Externally benefits from a modern shopfront with central customer entrance.

Internally provides bright front retail space with rear storage area complete with WC and tea-prep.

LOCATION

Larkhall is an established South Lanarkshire town located approximately 14 miles south-east of Glasgow and 5 miles south of Hamilton.

The town benefits from excellent road connections, with Junctions 7 and 8 of the M74 readily accessible.

More specifically the subjects command a 100% prime position on the west side of Union Street close to its junction with King Street.

On-street parking is provided to the front.

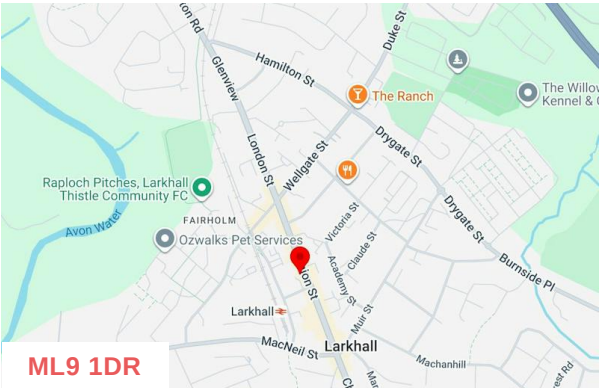
Regular bus services operate on Union Street whilst Larkhall Railway Station is a 2 minute walk from the subjects.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	565	52.49	Available
Total	565	52.49	



VIEWING & FURTHER INFORMATION

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