# TO LET

Unit 9C
Braidfute Retail Park
Lanark ML11 7LQ



## Retail Unit To Let

## Rent: Offers over £25,500 pa

## Ground Floor: 1,020 sq ft

### Location
Braidfute Retail Park is located half a mile south-east of Lanark town centre at the junction of the A73 and B7017. South Lanarkshire has a local population of c.320,000 persons. The Retail Park is home to several of the UK's well known stores with over 350 free car parking spaces available. Neighbouring occupiers include Lidl, Peacocks, Puregym, B&M, Argos and Pets at Home, with Unit 9D currently under offer.

### Accommodation
The property is arranged over ground floor level comprising the following approximate net internal area:

Ground Floor: 1,020 sq ft / 94.76 sqm

There is potential to combine the unit to create a larger floor plate if required.

### Lease
The subjects are available on a new Full Repairing and Insuring Lease.

### Rent
Rental offers over £25,500 pa exclusive of VAT are invited.

### Rates
This property is still to be assessed by the Lanarkshire Valuation Joint Board.

### Planning
The property benefits from having Class 1A consent along with a rare Class 3 consent.

### EPC
EPC Report available on request.

### Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

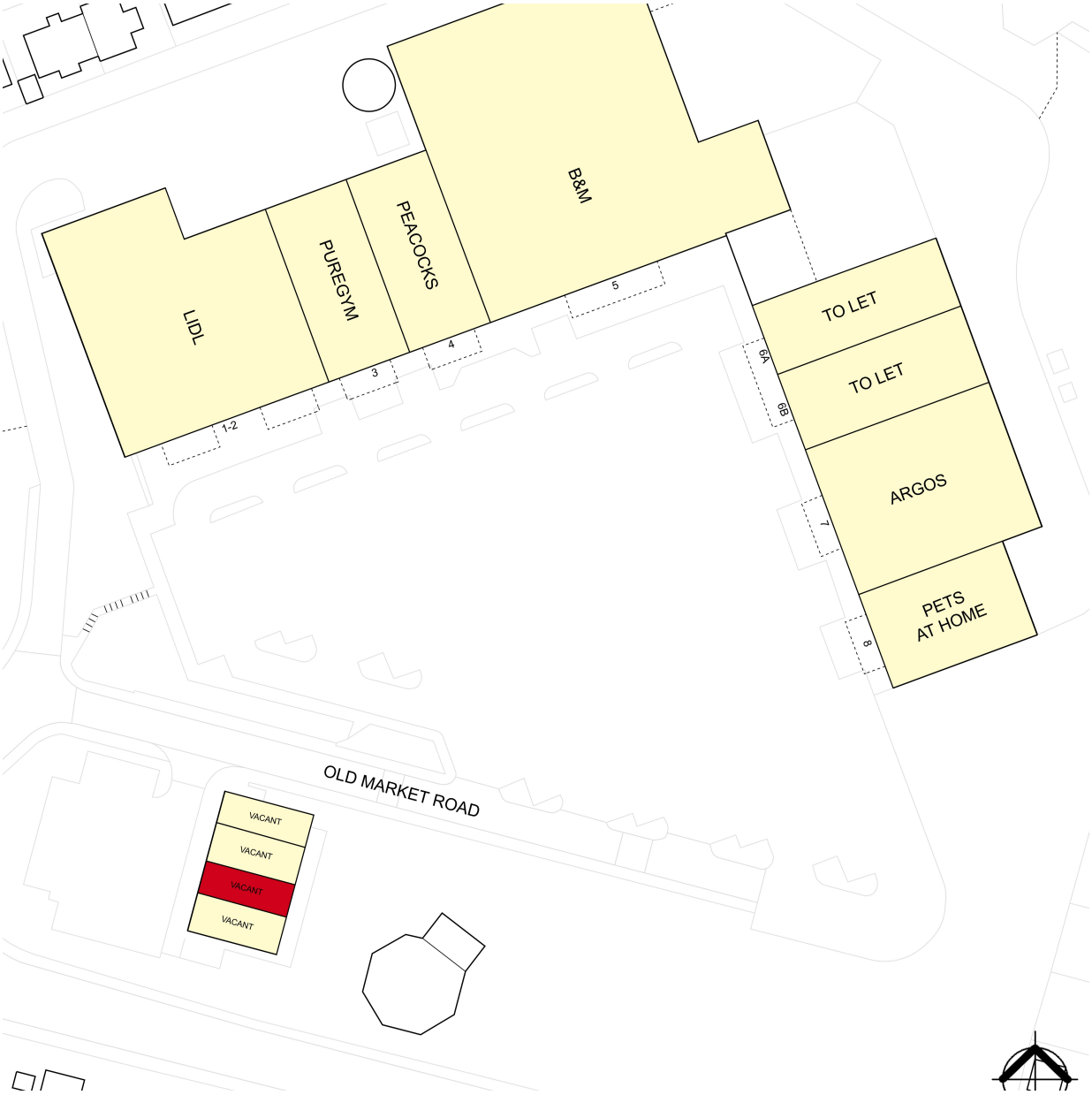
### Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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## Viewing strictly by appointment through ORINSEN


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