



5-11 London Street, Larkhall, ML9 1AQ

Unique Town Centre Opportunity

- Planning Consent Granted
- 2 x 1 Bedroom Apartments
- 2 x Commercial Units
- Dedicated Refuse Store
- Price: o/o £59,000

#### LOCATION

The property is situated on the east side of London Street on a busy thoroughfare through Larkhall.

Larkhall is situated within the South Lanarkshire district approx 1.4 miles South East of Glasgow City Centre. The town centre is accessible via the M74 motorway along with a variety of public transport links via road and rail to Hamilton, Motherwell, Glasgow and Airdrie.

#### DEVELOPMENT

Planning Consent has been granted by South Lanarkshire Council under planning ref P/22/1805 for a 2 storey development with 2 no commercial units at ground floor and 2 no 1 bedroom residential dwellings at first floor.

The commercial units will over prominent display windows and single door entrance with w.c. facilities to the rear of each unit. Each unit has been designed to extend to 33.9sqm (365sq ft)

The apartments will be access via a single entrance door located centrally within the development opening to an internal staircase leading to the upper floor. The apartments have been designed to offer a single bedroom, lounge, kitchen bathroom and hallway storage closet.



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## PRICE

The site is available on a freehold basis for o/o £59,000

## V.A.T

Figures quoted exclusive of V.A.T.

## LEGAL

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

## TSA Property Consultants

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## Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

## 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.