# TO LET

Unit 6B
Braidfute Retail Park
Lanark ML11 7LQ




## Retail Unit To Let

## Rent: Offers over £70,000 pa

## Ground Floor: 5,000 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, Pure Gym, B&M, Argos and Pets at Home.

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

Ground Floor: 5,000 sq ft / 464.69 sqm

There is also potential for the unit to be combined with the neighbouring unit to provide a unit of 10,000 sq ft / 929.38 sqm.

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

### Rent
Rental offers over £70,000 pa exclusive of VAT are invited.

### Rates
Rateable Value: £60,000
UBR (2026/27): £0.535
Rates Payable: £32,100 pa

### Service Charge
There is an estimated service charge of £1.35 per sq ft

### Planning
The property benefits from having Class 1A 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

90A George Street, Edinburgh EH2 3DF
T: 0131 374 1111 info@orinsen.com orinsen.com

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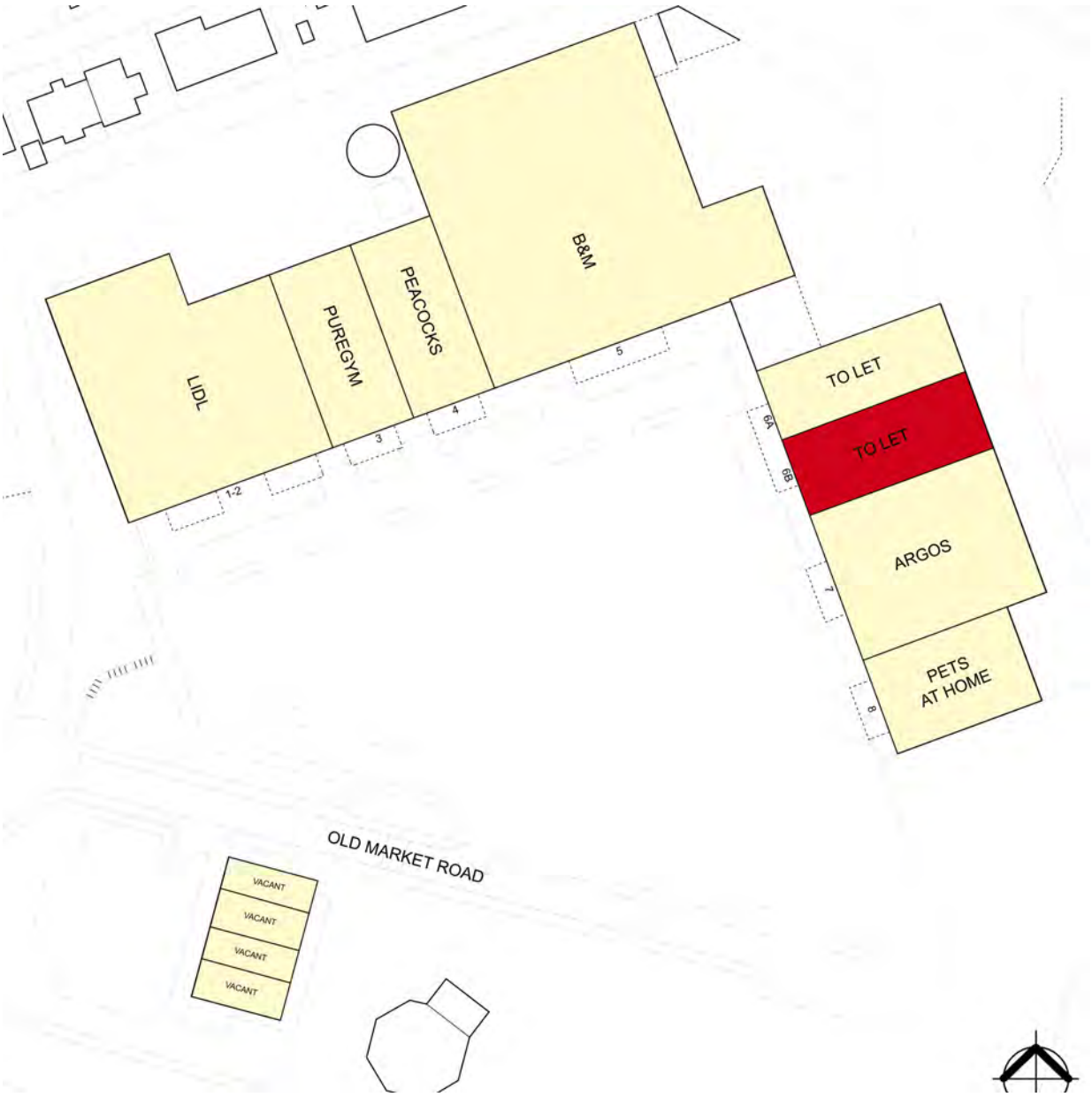


## Viewing strictly by appointment through ORINSEN


**Anna Hansen**
T. 0131 374 1111
M. 07717 411668
E. ahansen@orinsen.com



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