

TO LET Takeaway

137 UNION STREET, LARKHALL, ML9
1EB

The ground floor benefits from a Class 3 hot food takeaway with first floor storage and staff welfare facilities

-  Town Centre location
-  Main road frontage
-  Subjects over 2 floors
-  Busy thoroughfare
-  Rear service yard
-  Rent of £15,000 pa
-  No VAT on rent

CLASS 3 HOT FOOD CONSENT



LOCATION

The property is located towards the southern end of Union Street (B7078), the main retail and commercial thoroughfare of Larkhall which also forms part of the main trunk road (A72) running through the town.

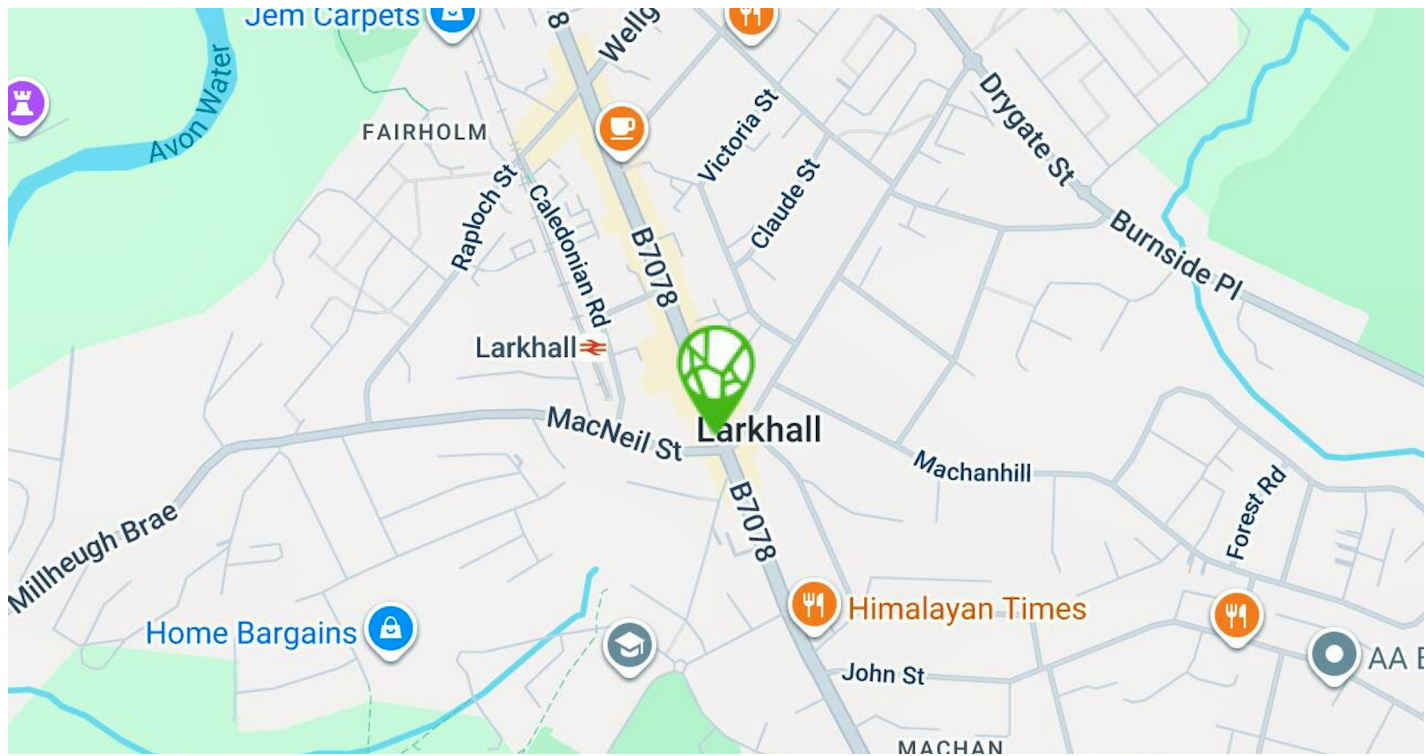
Excellent public transport links are available nearby with frequent bus services operating on Union Street and Larkhall Train Station is within easy reach taking around 5 minutes' walk. Adjacent and neighbouring occupiers include Subway, Co-op Food, Larkhall Post Office and Boots.

DESCRIPTION

The subjects comprise a 2 storey mid-terraced building of concrete and masonry construction which sits under a flat roof. The ground floor benefits from a Class 3 hot food takeaway with first floor storage and staff welfare facilities.

The front of the property is secured by roller shutters and is accessed via a single aluminium framed and glazed door. Internally, there is a waiting area upon entering leading to the serving counter. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops.

To the rear of the ground floor there is a walk-in chill room and a stairwell leading to the first floor. The building benefits from a private yard to the rear of the building for deliveries and staff parking.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	622	57.79
1st	Office	290	26.94
Total		912	84.73

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, from a rent of £15,000 per annum. Full quoting terms are available upon request.

PREMIUM

Offers in the region of £10,000 are invited for the fixtures and fittings in situ.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £10,500. The occupier may be eligible for rates relief, subject to status.

EPC

C

VAT

Not applicable

Get in touch | 0141 291 5786 | info@kirkstoneproperty.com

BUYING, SELLING & LETTING | BUSINESS SALES | STRATEGIC ASSET MANAGEMENT | INVESTMENT ADVISORY | LEASE RENEWALS | RENT REVIEWS

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com



Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: October 2025