

## 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 - no VAT
- On-street parking

SUMMARY

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Available Size | 565 sq ft                                                                                                         |
| Rent           | £12,500 per annum                                                                                                 |
| Rates Payable  | £3,944.20 per annum<br>Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme |
| Rateable Value | £8,200                                                                                                            |
| VAT            | Not 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.

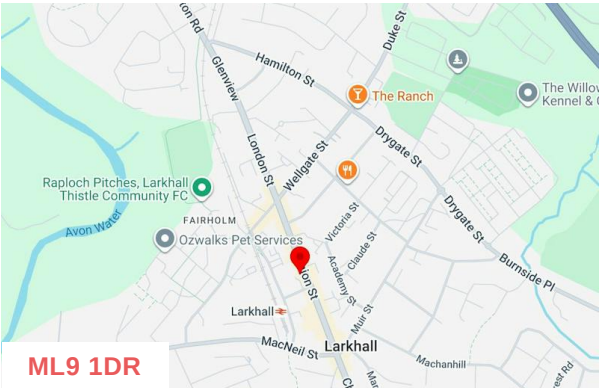
Regular bus services operate on Union Street whilst Larkhall Railway Station is a 2 minute walk from the subjects.

Neighbouring occupiers include Specsavers, Card Factory, Greggs, B&M, Boots, Marie Curie, J Hobson Butchers, VPZ, Larkhall Pharmacy.

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

Gregor Brown

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk