DM HALL

For Sale

LARGE TOWN CENTRE RETAIL PREMISES



10 High Street,
Carluke
ML8 4AJ

378.02 sq m
(4,069 sq ft)

- Prominent retailing position in Carluke Town Centre
- Substantial commercial premises extending to Net internal area 378.2sqm (4,069 sqft)
- Extensive ground floor retail area with ancillary storage and staff facilities
- Accommodation arranged over ground and first floors
- Potential for alternative uses, subject to the necessary consents
- Offers Over £155,000 are invited

DESCRIPTION

A substantial town centre commercial property offering versatile accommodation over two floors, extending to approximately 4,069 sq ft.

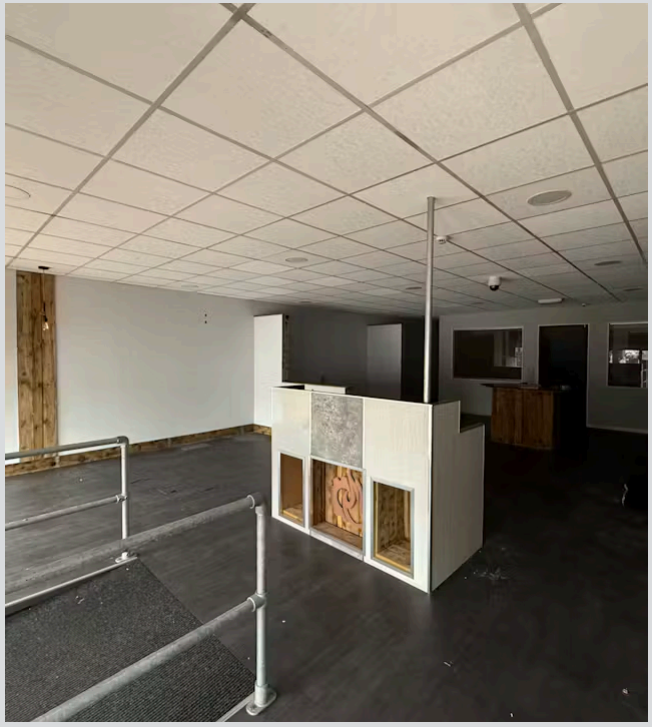
Occupying a prominent position on Carluke High Street, the property provides an extensive ground floor retail area, complemented by further accommodation at first floor level. The ground floor also benefits from rear storage space, staff kitchen and WC facilities, together with rear access from Kirkton Street.

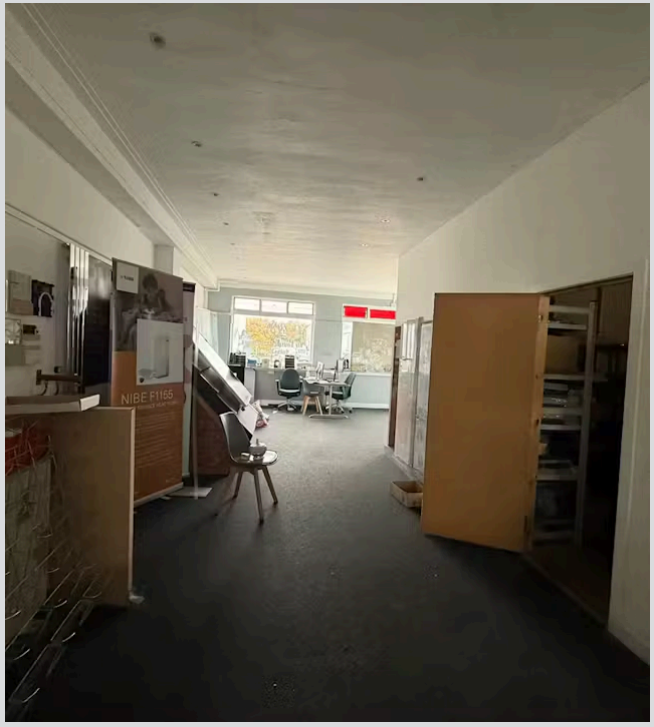
The upper floor offers additional space which could lend itself to a variety of uses, including supplementary retailing, offices or ancillary business accommodation.

With its generous floor area and central trading position, the property presents an excellent opportunity for occupiers seeking larger premises within an established town centre location. The potential for alternative uses may also be explored, subject to the relevant planning and other necessary consents.









LOCATION

Carluke lies approximately 23 miles southeast of Glasgow and 7 miles southeast of Motherwell, benefiting from excellent road connectivity via the M74 and M8 motorway networks.

The property is prominently situated on the south side of the High Street a short distance from its junction with Kirkton Street and Market Place within the partly pedestrianised retail precinct. Nearby occupiers include Ladbrokes, Scotmid Supermarket, The Wee Thackit Inn, Subway and Semi Chem. This location offers convenient access to local amenities, services, and the central retail core. The town has a population of around 14,000 residents

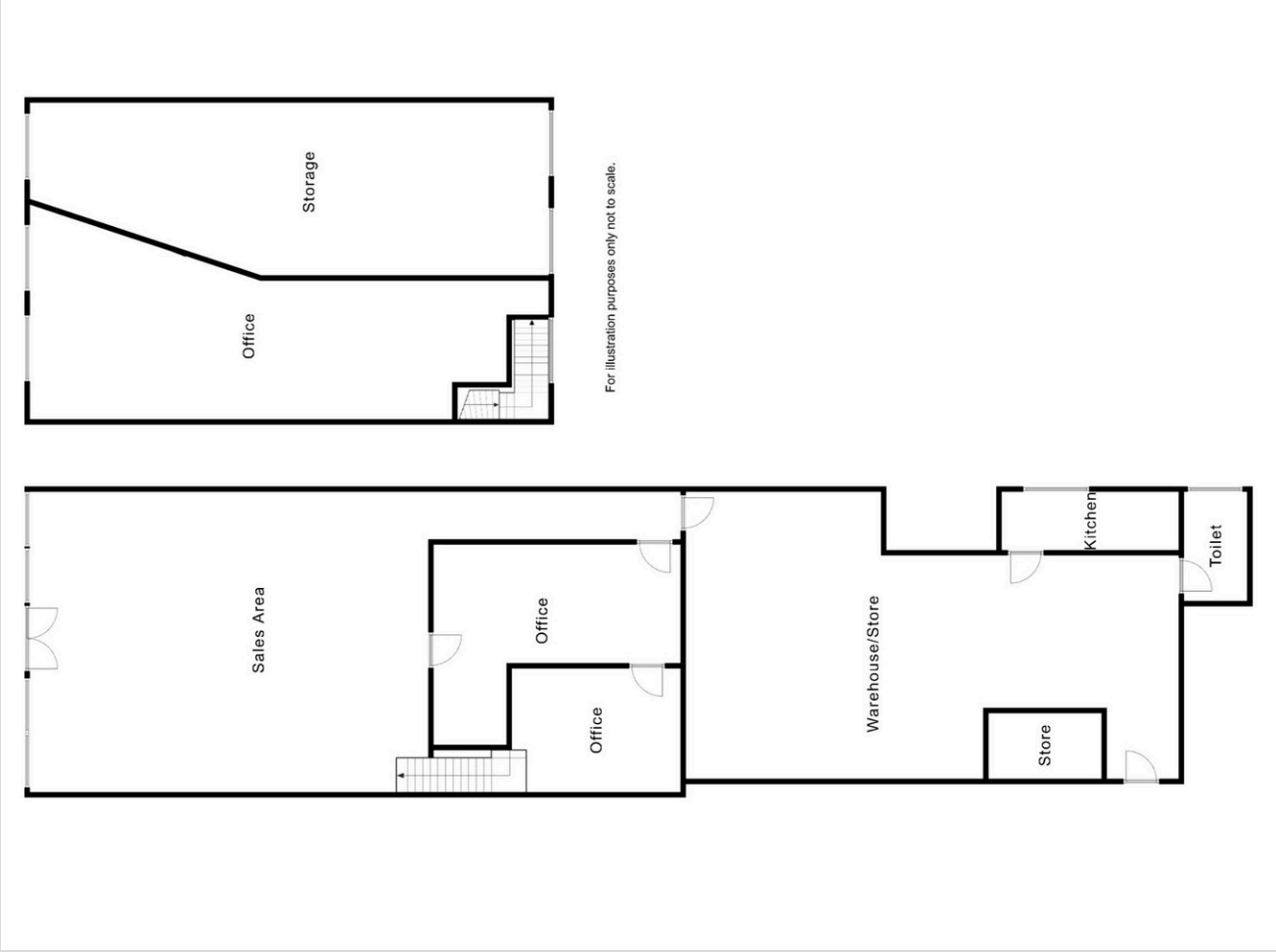
FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor	2,645	245.73
1st - First Floor	1,424	132.29
Total	**4,069**	**378.02**

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

Offers in excess of £155,000

NON-DOMESTIC RATES

Rates Payable: It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 75% rates relief.
Rateable Value: £13,000

VIEWING & FURTHER INFORMATION

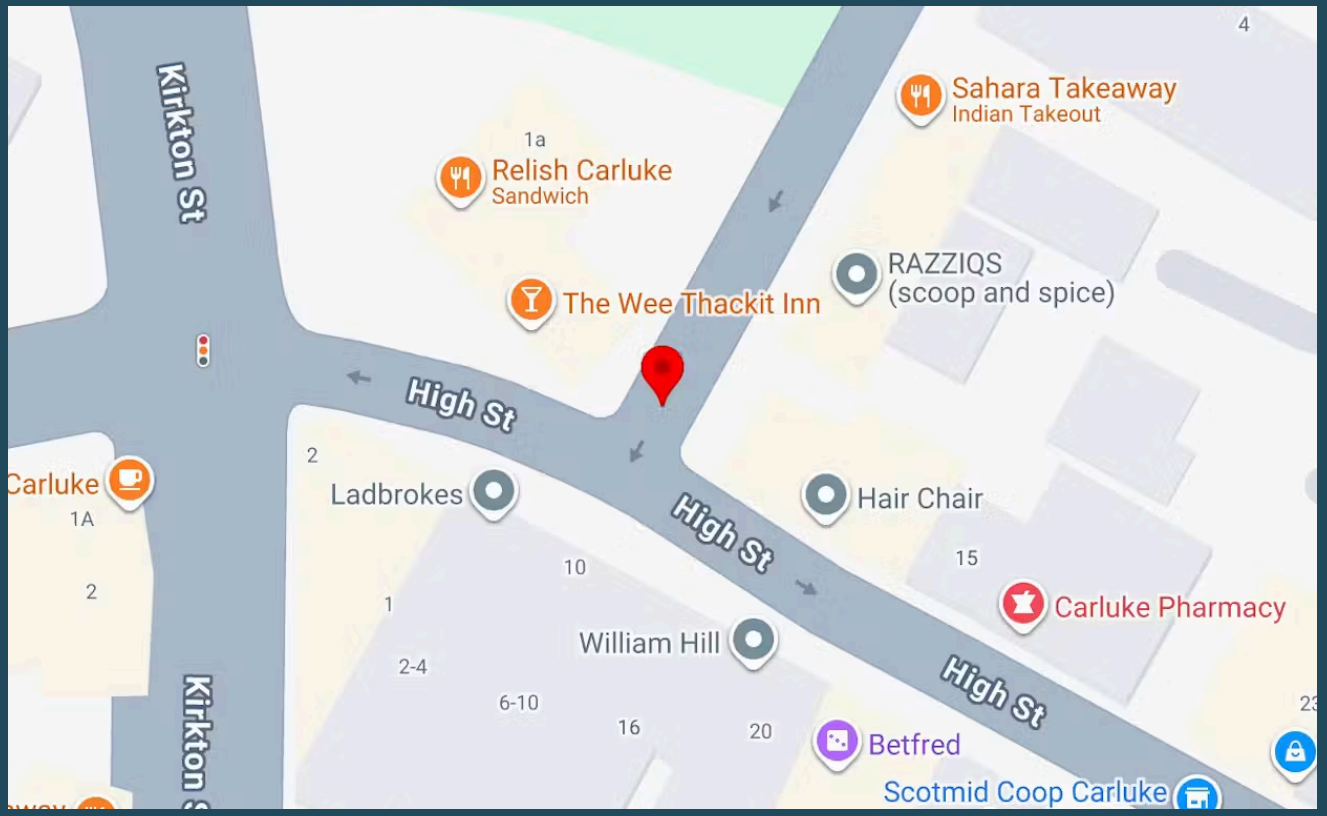
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

Jacqueline Towie
07917 762352
jacqueline.towie@dmhall.co.uk

DM Hall
Unit 3 Cadzow Park, 82 Muir Street, Hamilton
Scotland, ML3 6BJ
01698 284939
westagency@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: WSA3086

DATE OF PUBLICATION: NOVEMBER 2026