

TO LET

Office, Other

UNIT A, 9 MUIR STREET, LARKHALL,
ML9 2BG

The subjects comprise the first floor within a 2 story building of concrete and masonry construction which sits under a flat roof.

-  Town Centre location
-  Excellent transport links
-  Busy thoroughfare
-  Rear service yard
-  No VAT on rent

FIRST FLOOR SPACE



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.

The property is situated on the east side of Union Street close to its junction with Muir Street.

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.

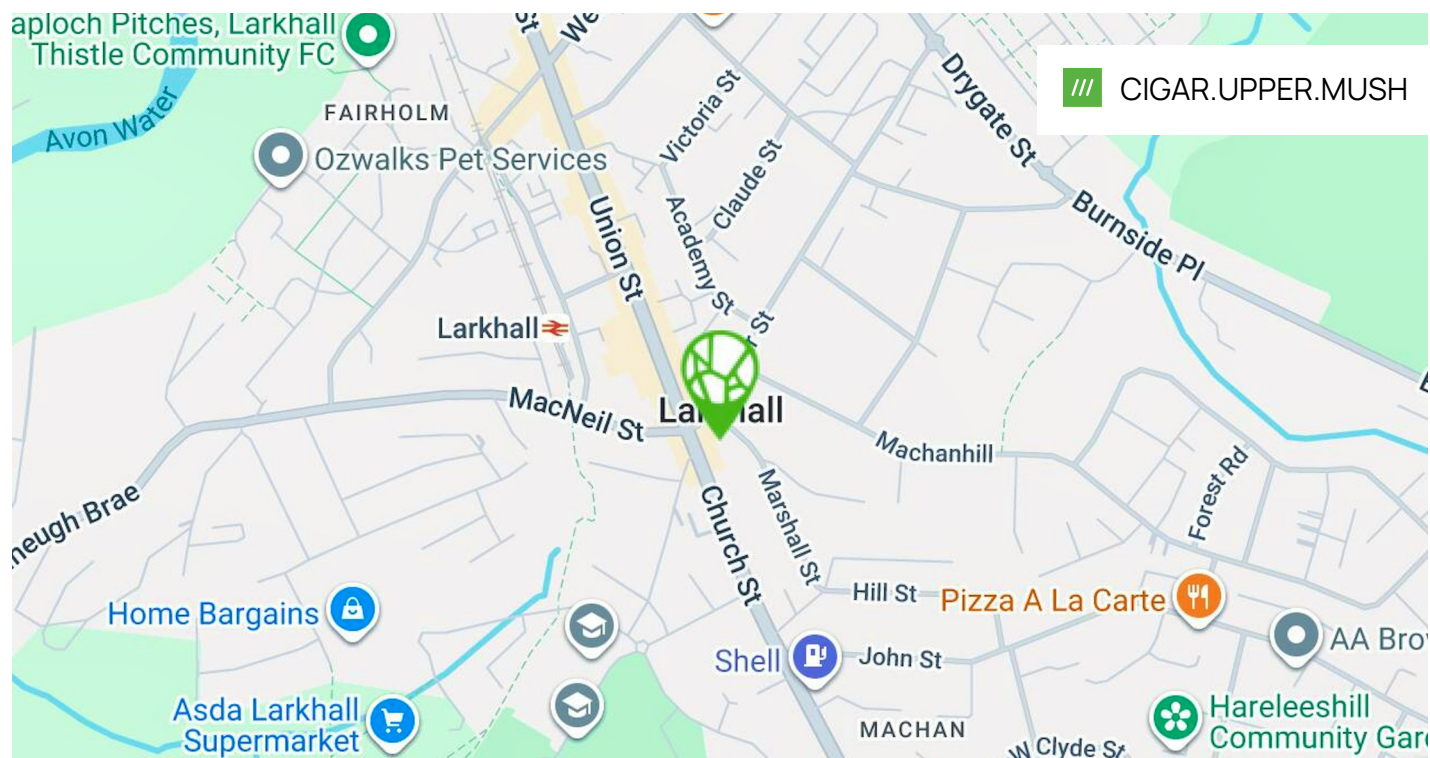
Adjacent and neighbouring occupiers include Subway, Co-op Food, Larkhall Post Office and Boots.

DESCRIPTION

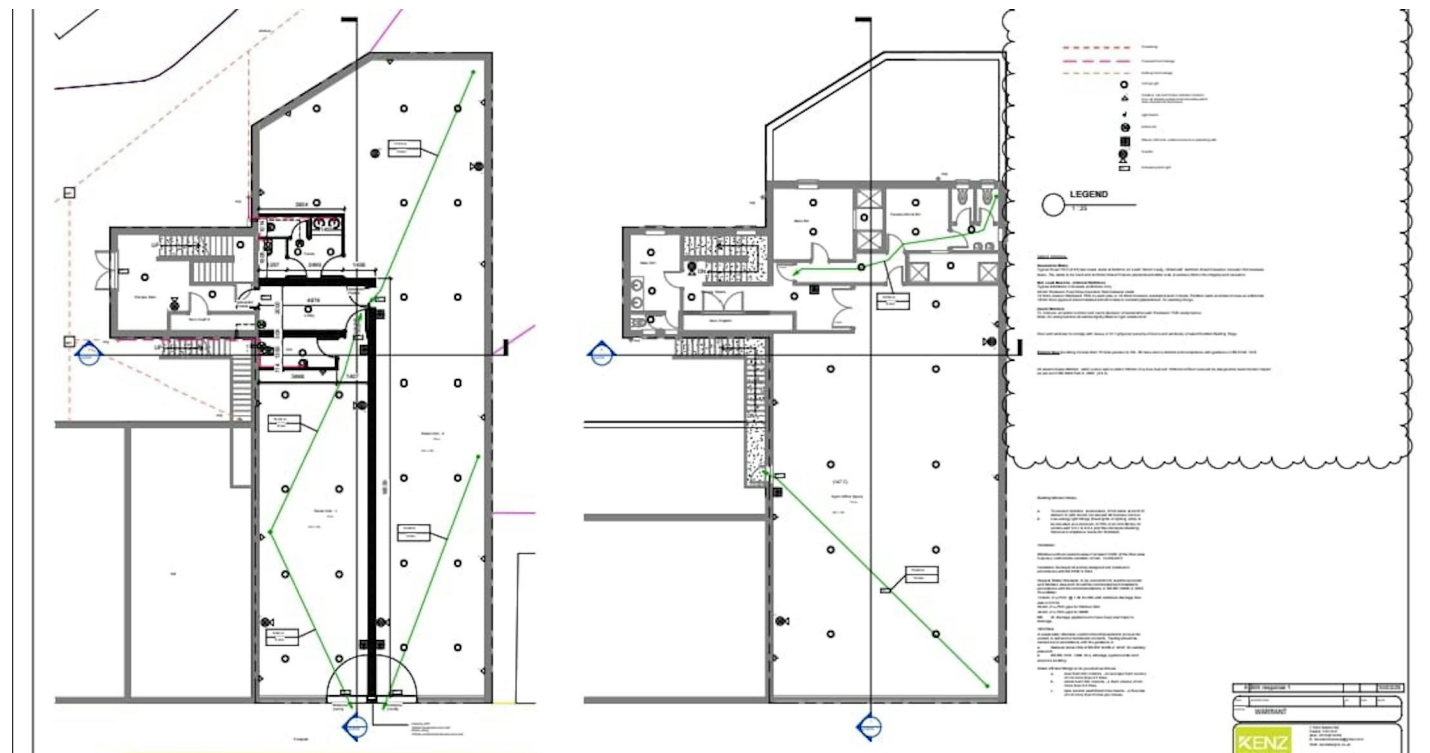
The subjects comprise the first floor within a 2 story building of concrete and masonry construction which sits under a flat roof. The space has recently been completely rewired including the installation of a fire safety system.

There are 3 WC's, 4 showers and storage space to the rear. Fibre optic broadband is available.

The building benefits from a private yard to the rear of the building for deliveries and staff parking.



CIGAR.UPPER.MUSH





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
1st	Office	1,772	164.62

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 £9,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £7,100. An occupier may be eligible for rates relief, subject to status.

EPC

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

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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