

2 BANNATYNE STREET LANARK



GERALDEVE

**TO LET / MAY SELL
RETAIL UNIT**

75.49 sq m (812 sq ft)



**2 Bannatyne Street
LANARK
ML11 7JR**

- highly prominent double fronted corner retail unit providing attractive open-plan retail space
- eligible for 100% rates relief under the Small Business Bonus Scheme
- no VAT on rent / purchase price
- nearby occupiers includes Oxfam, Debra and Subway

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Location

Lanark is a popular and busy market town situated approximately 20 miles south-east of Glasgow and 30 miles south-west of Edinburgh with a population of approximately 10,000 people and a catchment population of approximately 55,000 people.

The subject property is located on the south side of Bannatyne Street, immediately at the top of High Street where the road forks with St Leonard Street, occupying a highly prominent corner position with high levels of passing traffic.

Excellent public transport links are provided with numerous bus services operating on High Street whilst Lanark Railway Station is located within walking distance east.

Description

The subjects comprise a prominent ground floor double fronted corner retail unit forming part of a two storey traditional sandstone building.

Externally the subjects benefit from multiple display windows with pedestrian access found on the corner.

Internally the subjects provide open-plan retail accommodation with a storage area, small kitchen tea prep and WC found to the rear. Rear door access is also provided ideal for deliveries.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of:

75.49 sq m (812 sq ft)

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £10,000 per annum.

Alternatively our client may consider selling the subjects with offers being invited.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £12,600.

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC – Available upon request.

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

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Conditions under which these particulars are issued

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