



6 The Ward, Strathaven, ML10 6AS



- Approx Gross Internal Area: **331.47 sq m (3,568 sq ft)**
- Central location within Strathaven
- Excellent transport links
- Former MOT/car garage
- Rental: OIRO: **£7,000 pa**

VIEWING & FURTHER INFORMATION:

Sandy Lightbody
s.lightbody@shepherd.co.uk
T: 0141 331 2807

Fraser Smith
f.smith@shepherd.co.uk
T: 0141 331 2807

www.shepherd.co.uk

LOCATION

Strathaven is an attractive country town within South Lanarkshire. The town enjoys excellent communication links being located a short distance from junction 8 of the M74 motorway which connects with Central Scotland's main motorway network lying approximately 8 miles south of Hamilton. In addition, the town of Strathaven lies on the A71 tourist route which runs from the Ayrshire coast to Edinburgh.

Strathaven has a population of circa 7,700 persons and enjoys a good range of services and facilities with a reasonable mix of retailers represented in the area.

The subjects are located on The Ward close to its junction with Glasgow Road, which supplies a through road between the main Glasgow Road and North Street. The subjects are within walking distance of the town centre and there are various transport links close by.

DESCRIPTION/ACCOMMODATION

The subjects comprise a mainly single storey workshop unit with first floor storage over half the main property. The workshop appears to be of steel frame construction and finished in brick with some of the exterior of the property having been painted. The roof is primarily of pitched slate with a corrugated sheet mono pitched roof over the main entrance. The subjects benefit from three entrances whilst rainwater goods and of cast iron type.

Internally the subjects have a concrete floor, painted brick walls and fluorescent strip lighting. There are a number of internal rooms that have been erected from timber stud frame walls which provide office and storage accommodation.

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

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RENTAL

Our client is seeking offers in the region of **£7,000** per annum for a lease on standard commercial terms.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser/tenant to satisfy themselves in this respect.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £7,200.

EPC

A copy of the energy performance certificate can be made available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGALS

Please note that the incoming tenant/ purchaser will be responsible for our client's reasonably incurred legal costs relative to the transaction.



VIEWING

For further information or viewing arrangements please contact the sole agents:

A 5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB
T 0141 331 2807
E Fraser Smith – f.smith@shepherd.co.uk

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