



TO LET

PROMINENT RETAIL UNIT

5 Green Street, Strathaven, ML10 6LT

Prominent position within Strathaven Town Centre

Retail unit, ideal for use as a convenience store

Post Office Counter opportunity available

Net internal floor area 184 sq.m (1,980 sq.ft)

100% rates relief available

£14,000 per annum, exc. VAT

LOCATION

Green Street (A723) is a busy road route within Strathaven with the subjects occupying a prominent position opposite its junction with Common Green and Townhead Street. Nearby occupiers include Subway, William Hill, Boots, Greggs and a variety of other local and hot food occupiers.

Strathaven is an affluent town with 8,000 residents and is located within the South Lanarkshire region, approximately 8 miles south of Hamilton and 5 miles south west of Junction 8 of the M74.

DESCRIPTION

5 Green Street is a newly formed retail unit last used a convenience store with a Post Office Counter.

The shop is contained over the ground floor of a two storey property and is broadly 'reverse L-shaped' with front sales, post office counter to the rear, stores, staff room and a toilet. There is side door access leading on to a shared service yard with potential for parking. A Post Office Counter operates within the property at present under a licence to occupy. Whilst vacant possession can be provided, it should be noted that there is an option to retain the Post Office Counter, subject to separate negotiation.

FLOOR AREA

The property extends to a net internal floor area of 184 sq.m (1,980 sq.ft).

RATING

The rateable value is £14,800 and the shop qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT

Rental offers of £14,000 per annum are invited on the basis of a new full repairing and insuring lease of negotiable term

The rent is quoted exclusive of VAT, which does apply.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the incoming Tenant responsible for any LBTT, registration and any other dues incurred.

VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole agent:

Anthony Zdanowicz
T: 01698 284 939
E: anthonyz@dmhall.co.uk

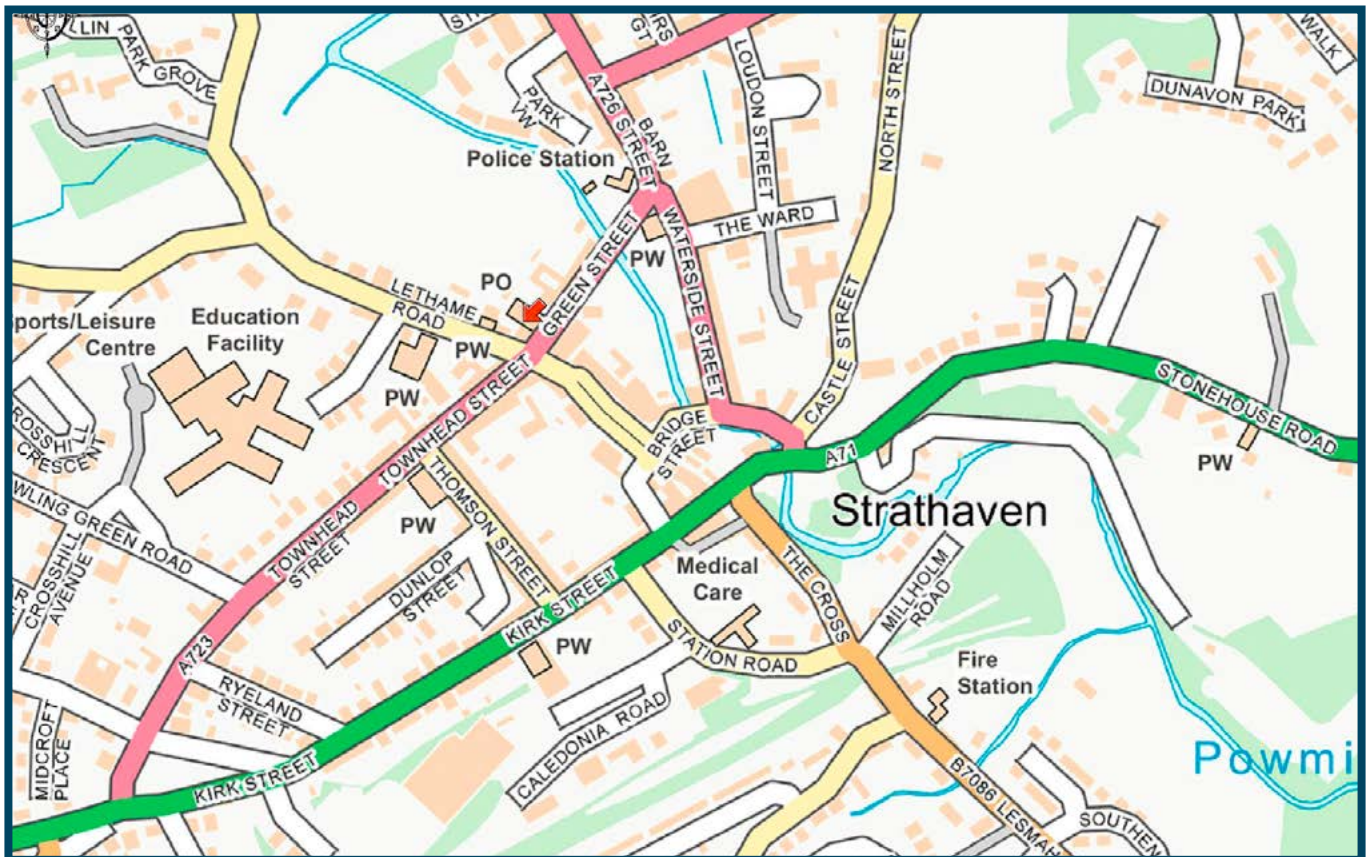
Jacqueline King
T: 01698 284 939
E: jacqueline.king@dmhall.co.uk

DATE OF PUBLICATION

September 2019

REFERENCE

WSA1706



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.