

FOR SALE/MAY LET

ON THE INSTRUCTION OF LLOYDS BANKING GROUP
17 TRONGATE, STONEHOUSE, LARKHALL, ML9 3LH

RETAIL PREMISES
169.64 sq m (1,826 sq ft)



LOCATION

Stonehouse is a village in South Lanarkshire with a resident population of 7,500. It sits 14 miles south east of Glasgow and 4 miles south of Larkhall. The village is on the A71 trunk road which connects Edinburgh and Kilmarnock and is conveniently located for access to the M74 connecting to Glasgow and the M8.

There is a regular bus service which connects the village to nearby Larkhall, Hamilton, East Kilbride and Strathaven.

The subjects are located on Trongate near to its junction with Millar Street. The retail offering in the village comprises a mix of strong local independents and some national retailers including The Co-Op Foodstore and the Spar.

ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with RICS Code of Measuring Practice (6th Edition), and extend to the following approximate floor area:

Floor	sq m	sq ft
Ground floor	169.64	1,826

DESCRIPTION

The subjects comprise the ground floor only of a 2 story plus attic traditional building with a pitched. Slate covered roof. The upper floors of the building are under separate ownership and are in residential use. The property benefits from plentiful natural daylight with 4 large windows on the front elevation.

The property offers well-configured retail space with a large open plan customer sales area to the front with partitioned off meeting rooms to the side. The rear of the property provides a staff kitchen area and separate male and female toilet facilities.

The property benefits from having a large private car park with parking for 10 cars to the rear of the property accessed to the side of the entrance.



MAP

