



79-83 ABBEYGREEN

Lesmahagow • ML11 0EF

FOR SALE

MIXED USE DEVELOPMENT OPPORTUNITY

- Located within the heart of Lesmahagow
- Attractive development opportunity
- Whole building; 2 retail, 2 residential dwellings, associated garages/outbuildings and gardens
- Offers over £160,000

DM HALL
CHARTERED SURVEYORS

Commercial Department
Unit 3 Cadzow Park, 82 Muir Street, Hamilton ML3 6BJ
01698 284 939

LOCATION

The subjects are situated on the east side of Abbeygreen, within the centre of Lesmahagow. Abbeygreen is the main commercial area for the town providing retail and leisure amenities for the local surrounding catchment.

The immediate and surrounding area is mixed residential and commercial in nature, with nearby commercial occupiers consisting of both national and local traders including Boots the Chemist, Ladbroke's, Spar Convenience Store and Rolo's Fish and Chip Shop.

Lesmahagow has a population of around 3,500 persons and is located within the South Lanarkshire Council jurisdiction.

Lesmahagow is a popular commuter town with convenient road access via the M74 (Junctions 9 & 10) to Hamilton (14 miles), Glasgow (26 miles) and Edinburgh (54 miles) together with nearby connections on to the M8, M73 and M80 motorways.



79 ABBEYGREEN



81 ABBEYGREEN



OUTBUILDINGS



83 ABBEYGREEN

DESCRIPTION

The subjects comprise two residential dwellings and two commercial premises together with associated garages/ outbuildings and garden grounds contained within a three storey premises over ground, first and attic floors.

The property is of traditional construction, formed in brick and stone surmounted by a variety of pitched, slate and tiled roof dating from the 1900's.

The accommodation is noted as follows:-

79 ABBEYGREEN (ROSES AND RIBBONS)

2 linked retail sales areas, store room, mezzanine storage and staff toilets contained over ground floor.

NIA – 96.1 sq.m. (1,035 sq.ft.)

81 ABBEYGREEN

A mid-terrace house contained over ground and first floors. Lounge, kitchen and wet room located on the ground floor and 4 bedrooms, main bathroom and separate w.c. located on first floor.

83 ABBEYGREEN (FORMER BARBERS) AND UPPER FLOOR RESIDENTIAL DWELLING

Shop premises contained over ground floor, consisting of retail sales area, store room, kitchen and toilet accommodation.

NIA – 71.8 sq.m. (772 sq.ft.)

Upper floor residential dwelling contained over first and attic floors. Lounge, dining and kitchen located on the first floor and two bedrooms and toilet/bathroom accommodation located within the attic.

RATES

We are advised by the Assessor's Department that the commercial subjects

are entered into the current valuation roll at a rateable value of:-

79 Abbeygreen - £5,600

83 Abbeygreen - £4,250

The residential dwellings we are advised have the following council tax bands:-

81 Abbeygreen – Band D

83 Abbeygreen – Band A

PRICE

Offers over £160,000 are invited for our clients heritable interest exclusive of VAT (if applicable).

EPC

Upon application

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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REF

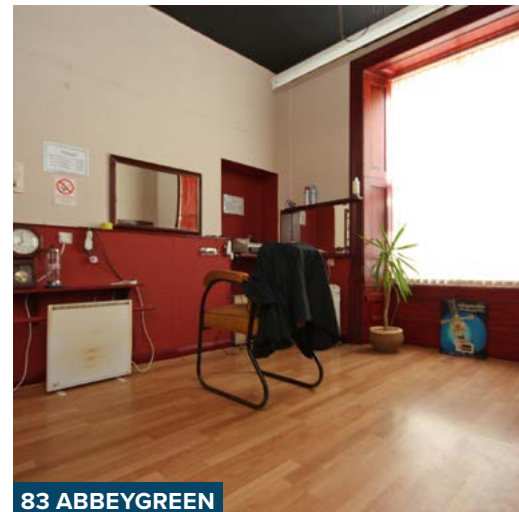
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83 ABBEYGREEN



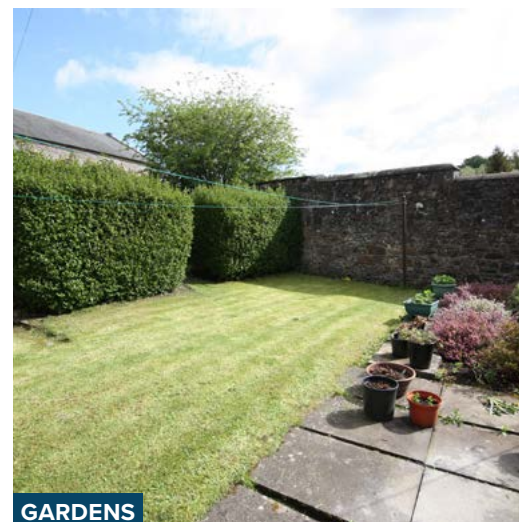
OUTBUILDINGS



83 ABBEYGREEN



79 ABBEYGREEN

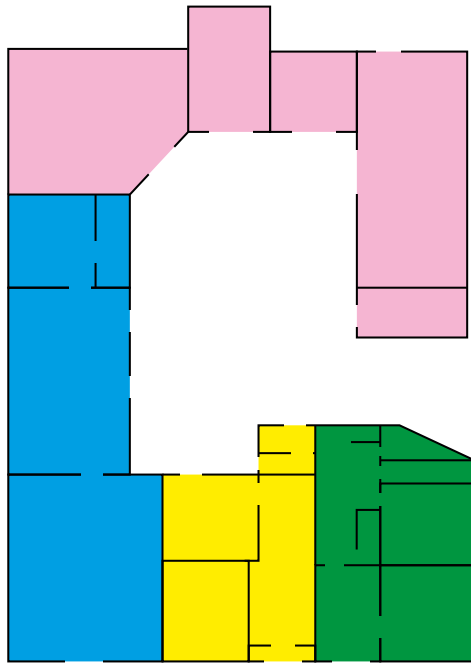


GARDENS



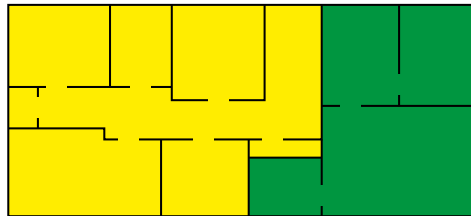
COURTYARD

GROUND FLOOR

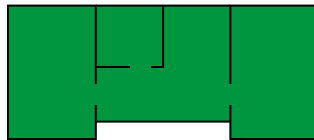


- 79 ABBEYGREEN
- 81 ABBEYGREEN
- 83 ABBEYGREEN
- OUTBUILDINGS / GARAGES

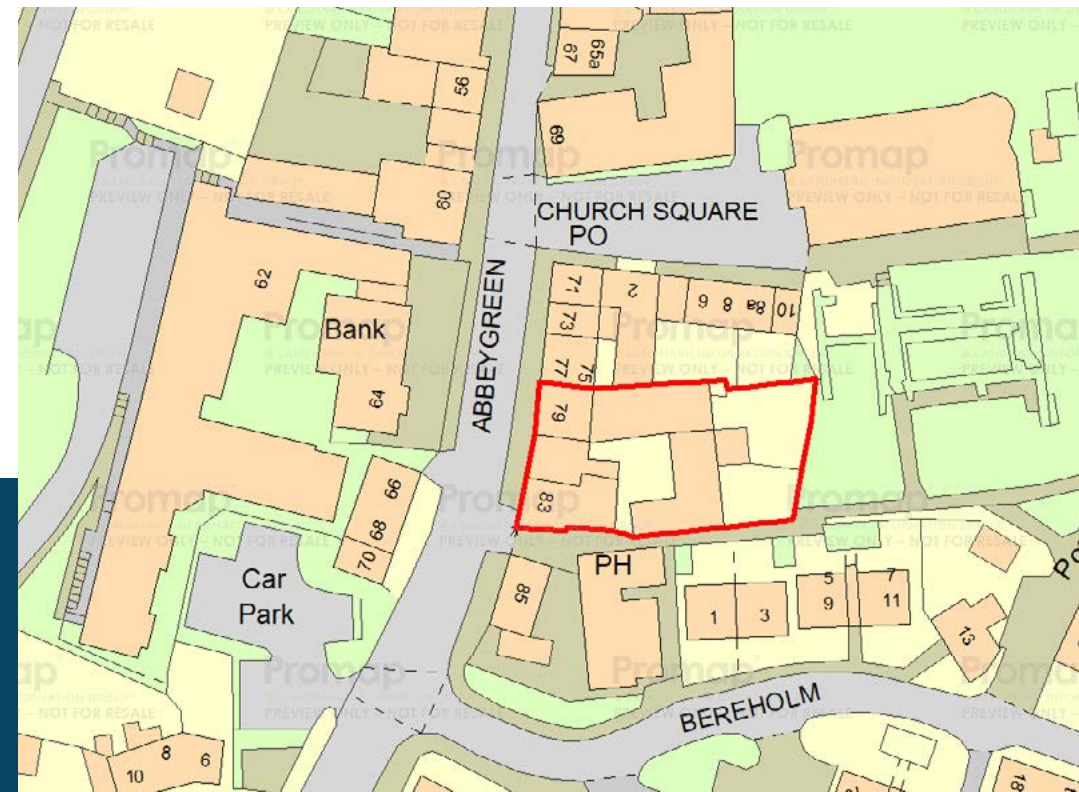
FIRST FLOOR



ATTIC



Please note:
Sketch plan for illustrative
purposes only - not to scale.



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