

2 BANNATYNE STREET LANARK

**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
- excellent open-plan retail space
- nearby occupiers includes Oxfam, Ladbrokes, William Hill and Subway

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Location

Lanark is a bustling 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 £13,500 per annum.

Alternatively our client may consider selling the subjects with further information available upon request.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £14,800.

The draft Rateable Value effective April 2017 is £12,600 allowing for 100% rates relief under the Small Business Bonus Scheme.

Entry

By mutual agreement.

EPC – Available upon request.

Viewing

By appointment through the sole agents, Gerald Eve LLP

Gregor Brown
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