



PROPERTY CONSULTANTS

# TO LET / MAY SELL



**72 UNION STREET, LARKHALL, ML9 1DR**

- Prime town centre property.
- With the benefit of Class 3 (Food & Drink) consent.
- Suitable for a variety of uses including restaurant ; café ; hot food ; office or conventional retail.
- Benefits from a free town centre car park to the rear.

**T. 0141 248 5878**  
[www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)

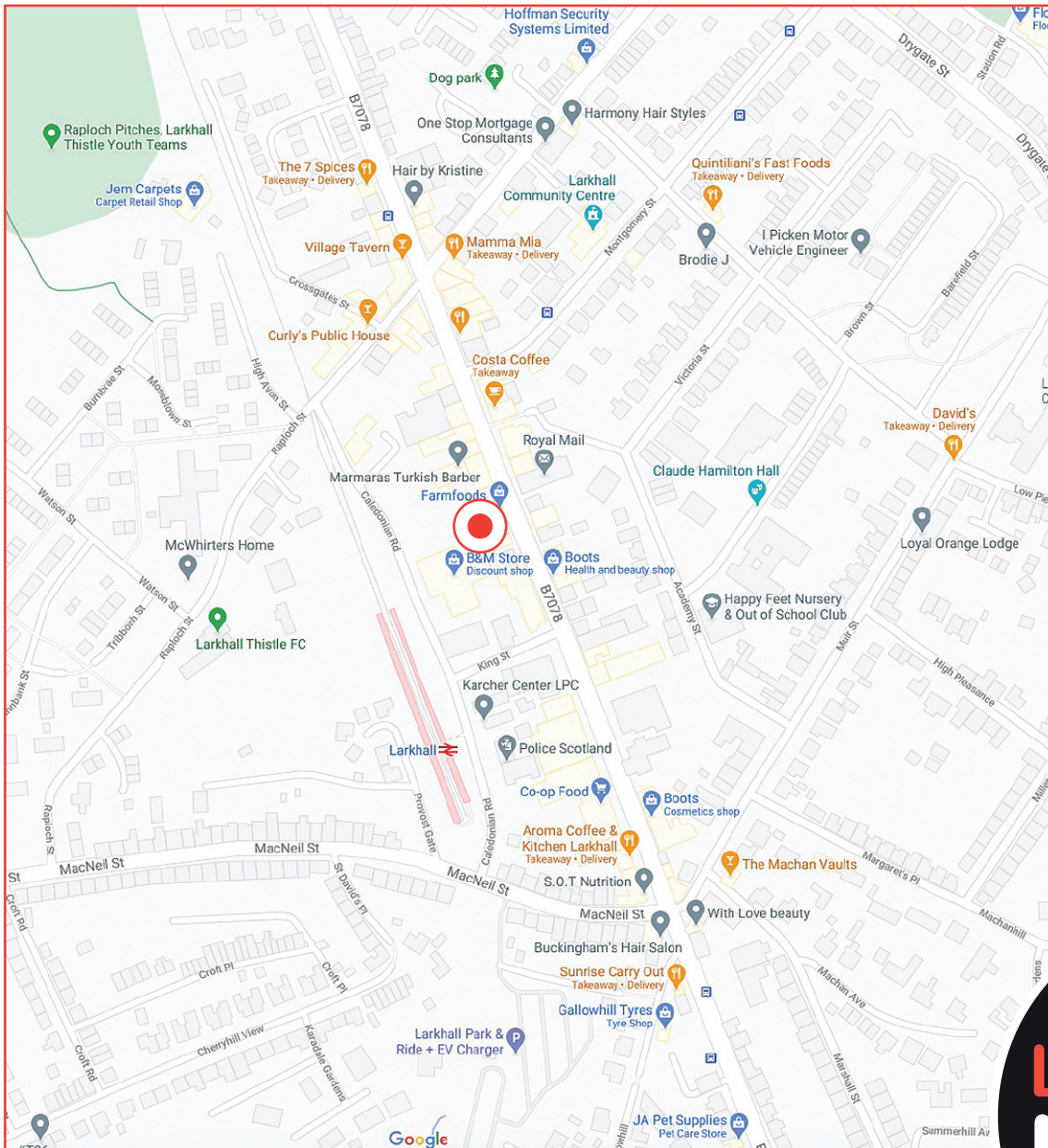


## LOCATION

Larkhall is located in South Lanarkshire, approximately 14 miles south east of Glasgow and has a resident population of approx. 16,000.

The town benefits from excellent transport links via road, rail and bus. It is easily reached via the M74 motorway and Larkhall train station is situated in the centre of town close to the subject property.

The property is situated at the heart of Union Street which is the main shopping thoroughfare in the town. There is ample car parking nearby including a free public car park immediately behind the property accessed via a pend at the side of the unit. The property is immediately adjacent to a very busy **B&M Bargains** store and other occupiers in the immediate vicinity include **Farmfoods**, **Specsavers**, **Greggs**, **Lloyds Pharmacy**, **Costa** and **Boots**.



**LAMBERT  
INNES**

**DESCRIPTION**

The property comprises of a single storey end terraced unit at the heart of the town centre. Immediately to the side of the property is a pend which leads to the main entrance of B&M Bargains and adjacent town centre car park.

The unit currently has a glazed entrance set to the left hand side of the frontage incorporating automatic sliding doors.

The property is fairly regular in shape and most recently was used as a banking hall. It benefits from a staffroom/kitchen and toilet facilities and also has a rear entrance door leading to the pend referred to above.

We estimate that the property provides the following approximate dimensions and areas:

<b>Gross Frontage</b>	<b>27'6"</b>	<b>8.4m.</b>
<b>Internal Width</b>	<b>24'3"</b>	<b>7.4m.</b>
<b>Ground Floor</b>	<b>1,502sq.ft.</b>	<b>139.5sq.m</b>

**RATING**

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £22,750

Uniform Business Rate (2020/2021) £0.498.

**TERMS**

The property is available on the basis of a new full repairing and insuring lease and rental offers in the region of £25,000 per annum are invited. Alternatively, our client may consider selling the property – further details on application.

**EPC**

Available on request.

**PLANNING**

The last use of the property was as a bank and therefore we understand it benefits from Class 2 (Office) consent which also means it could be used for Class 1 (Retail) use.

The shop might also be used for Class 3 (Food & Drink) use. Initial discussion with the local Planning Department has indicated that a change of use to Class 3 (Food & Drink) use is considered favourably.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

**ENTRY**

Further details on request.

**VIEWING & FURTHER INFORMATION**

Viewing is strictly by appointment through:

**Stephen Innes,**  
**Lambert Innes Property Consultants**

Tel: 0141 248 5878

Email: [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)