

DM HALL

To Let

Prominent Class 1a
Retail Unit

88 Union Street,
Larkhall, ML9 1DR



36.88 sq m
(397 sq ft)

Property Details

- Retail unit within prime pitch in Larkhall town centre.
- Potential for a variety of uses, subject to consent.
- 100% rates relief available, subject to status.
- New FRI lease available.
- Net Internal area 36.88 sq.m. (397 sq.ft)
- Rent offers over £8,000 per annum.

Location

Union Street is the primary retailing location within Larkhall with the subjects occupying a prominent position on the west side of Union Street, a short distance from its junction with Raploch Street.

Nearby occupiers are a mix of national and local operators including Greggs, Boots, Specsavers and Lloyds Pharmacy, among others.

Description

88 Union Street comprises of a single storey, mid-terraced retail unit with single fronted display window.

Internally the premises provide an open plan sales area to the front with storage, staff accommodation and toilet facilities located to the rear and has the benefit of access to a rear service yard.

Indicative floor plans are provided.



Property Details

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Retail	36.88	397

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Non Domestic Rates

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,800 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

Rent

The property is available is to lease on a full repairing and insuring terms for a period to be agreed.

Rental offers in excess of £8,000 per annum.

Legal Costs

Each party is to bear their own legal costs in relation to any letting transaction. The tenant will be responsible for any registration dues, fees and

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

Viewing Arrangements

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

Jacqueline.Towie@dmhall.co.uk
07917 762 352

Graeme.Todd@dmhall.co.uk
07831 274 556

DM Hall Commercial Department
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