



TO LET FITTED HOT FOOD PREMISES

143 UNION STREET, LARKHALL, ML9 1EF

LOCATION:

In the heart of Larkhall, fronting Union Street close to its junction with Muir Street and MacNeil Street. Union Street is the principal retail and commercial thoroughfare of Larkhall and neighbouring occupiers include Boots Pharmacy, Choi's Chinese takeaway and Co-operative supermarket.

There is private parking and service access immediately to the rear of the property, supplemented by free, on street, lay-by style parking on Union Street.

Approximately 14 miles south east of Glasgow city centre, Larkhall has a resident population in the region of 15,000. The local road network offers access to Hamilton, throughout Lanarkshire and connections to the nearby Junctions 7 and 8, M74 access for Glasgow, the south and the national motorway network (M73, M8 etc).

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Ground floor Class 3 premises forming part of a larger building.

Externally benefits from a shopfront protected by roller shutter.

Ground floor provides fully fitted accommodation with kitchen, storage and waiting area at ground floor level.

The first floor provides WC facilities, seating / storage space.

ACCOMMODATION:

Ground Floor	678 sq ft
1 st Floor	278 sq ft
Total	956 sq ft

**RATEABLE VALUE:**

RV £10,600

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY RATING:

Awaiting EPC

RENT, LEASE DETAILS, PRICE ETC:

The subjects are available by way of a new FRI lease for a minimum of 5 years at a rent of **£16,000 per annum.**

No VAT is payable on the rent.

VIEWING:

STRICTLY by appointment through the joint letting agents.

Agency Department

Gregor Brown

01698 891 400

0141 212 0059

info@wbcsc.co.uk

gb@gmbrown.co.uk



REF: R624 Prepared January 2024

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.