



## FOR SALE - VACANT TOWN CENTRE BAR 1,055 SQ FT

ROYAL BAR, 6 LONDON STREET, LARKHALL, ML9 1AG

### LOCATION:

Larkhall has a population of approximately 15,000 and is located within the South Lanarkshire local authority region approximately 5 miles south-east of Hamilton & Motherwell and 14 miles south-east of Glasgow.

The subject property is situated in the heart of Larkhall town centre on the east side of London Street by its intersection with Union Street, Wellgate Street and Raploch Street.

The M74 motorway is accessible via Junction 7 which is only 1 mile north. Regular bus services operate on London Street and Larkhall Railway Station is a 5 minute walk south.

Neighbouring occupiers William Hill, Haarkapper Hair Salon, Ian Kenny Framing, Dignity Funeral Care and The Village Tavern.

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

- Mid-terraced pub premises forming part of a larger blonde sandstone building
- Arranged over ground floor and basement
- Front loading access for kegs to cellar as well as rear door access ideal for deliveries
- Internally provides well-presented open plan accommodation to the front complete with male and female WCs to the rear
- Back court area for bins

## AREA:

	SQ M	SQ FT
Ground Floor	46.98	506
Basement	46.98	506
<b>Total</b>	<b>93.96</b>	<b>1,012</b>

## RATEABLE VALUE:

The subjects are entered in the Valuation Roll with a Rateable Value of £6,200

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.



## ENERGY RATING:

Available on request

## VAT

The subjects are not elected for VAT.

## PRICE:

Offers over £100,000 are invited for our client's heritable interest with the benefit of vacant possession.

## VIEWING:

Via the joint agents;

Agency Department  
01698 891 400  
[info@wbcsc.co.uk](mailto:info@wbcsc.co.uk)

Gregor Brown  
0141 212 0059  
[gb@gmbrown.co.uk](mailto:gb@gmbrown.co.uk)



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0141 212 0059  
[WWW.GMBROWN.CO.UK](http://WWW.GMBROWN.CO.UK)

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