

TOWN CENTRE SHOP TO LET

15 Bannatyne Street, Lanark. ML11 7JR



TRAVEL DIRECTIONS

On entering Lanark from High Street, turn right at the traffic lights onto Bannatyne Street.

LOCATION

The subjects are situated on the North side of Bannatyne Street, a short distance from the junction with High Street. Bannatyne Street is one of the main secondary retail pitches for the town of Lanark, with nearby occupiers including Lloyds TSB Bank, Oxfam and Hugh and McHugh Opticians.

Head Office

95 Forrest Street, Airdrie. ML6 7AE
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28, Allison Street, Glasgow. G42
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Web: www.riteproperty.co.uk ~ email: info@riteproperty.co.uk

DESCRIPTION

The subjects comprise of a two storey building mid terrace retail unit. The property is of sandstone construction, surmounted by a pitched and slated roof with a single storey extension on the rear elevation.

ACCOMMODATION

The approximate net area is :-	Ground Floor	47.09 sq.m	(507 sq.ft)
	First Floor	42.38 sq m	(456 sq.ft)
	Total	89.47 sq m	(963 sq.ft)

LEASE

A new full repairing and insuring lease is available for a period to be negotiated incorporating periodic rent reviews.

PRICE

Rental offers over £8,000 per annum are invited

RATES

We have been verbally advised by the Assessors' Department that the subjects are entered in the current Valuation Roll at Rateable Value £7,000

We would advise that a new owner or occupier has the automatic right of appeal against this assessment.

LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for all proper legal costs incurred in connection with the transaction.

V.A.T.

All figures quoted are exclusive of VAT.

VIEWING

Strictly by appointment.

WE GIVE NOTICE THAT (i) the particulars are set as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) photographs are reproduced for general information and it must not be inferred that any item is included for lease. (iv) No person in the employment of Rite Property has the authority to make or give any representation or warranty in relation to the property.

RITE **PROPERTY**

Commercial Property Agents

OFFERS

All intimations of interest and offers in Scottish legal terms should be submitted to Rite Property

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