



## TO LET RETAIL / OFFICE PREMISES

7 CLYDE STREET, CARLUKE, ML8 5BA

### LOCATION:

With a resident population in the region of 13,000 and continuing to grow with a number of speculative residential developments throughout the town, Carlisle is approximately 15 miles from Glasgow and within 5 miles of Wishaw to the north west and a similar distance from Lanark to the south east. The subjects are situated within the heart of Carlisle town centre on the south side of Clyde Street by its junctions with High Street and Kirkton Street. Neighbouring and nearby occupiers include Kona Coffee Shop, Prego Italian Restaurant, G.O Thomson Chartered Accountants, GIVIT Youth Trust.

### 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:

Double fronted ground floor retail premises.

Internally provides well-presented open plan accommodation complete with WC.

A rear service charge is provided ideal for deliveries.

### AREA:

NIA 56.58 SQ M / 609 SQ FT



### RATEABLE VALUE:

£4,950

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 at a rent of £7,000 per annum.

### VIEWING:

STRICTLY by appointment via the joint letting 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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REF: R629 Amended April 2024

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