

# 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

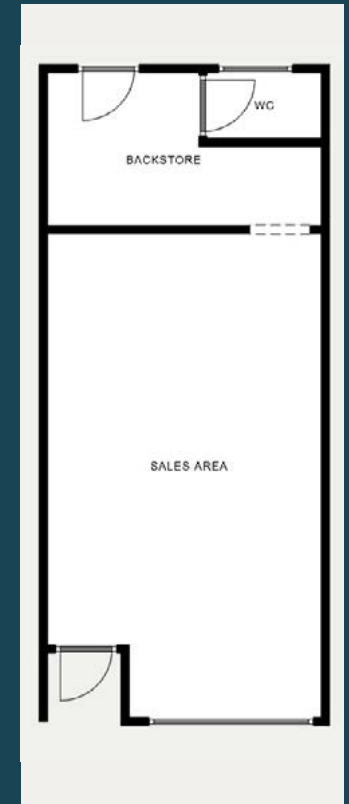
## VAT

All prices quoted are exclusive of VAT which maybe chargeable.

## Viewing Arrangements

Strictly by contacting the sole selling/letting agents:-

**DM HALL**



## Make an enquiry

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

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

**DM Hall Commercial Department**  
Unit 3 Cadzow Park, 82 Muir Street  
Hamilton, ML2 6BJ

01698 284 939

IMPORTANT NOTE: DM Hall 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 lessees 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 DM Hall 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.