

Ryden

TO LET

**NEW BUILD RETAIL UNIT WITH
RESTAURANT CONSENT
225 SQ M (2,422 SQ FT)**

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



**39 BANNATYNE
STREET
LANARK
ML11 7JR**

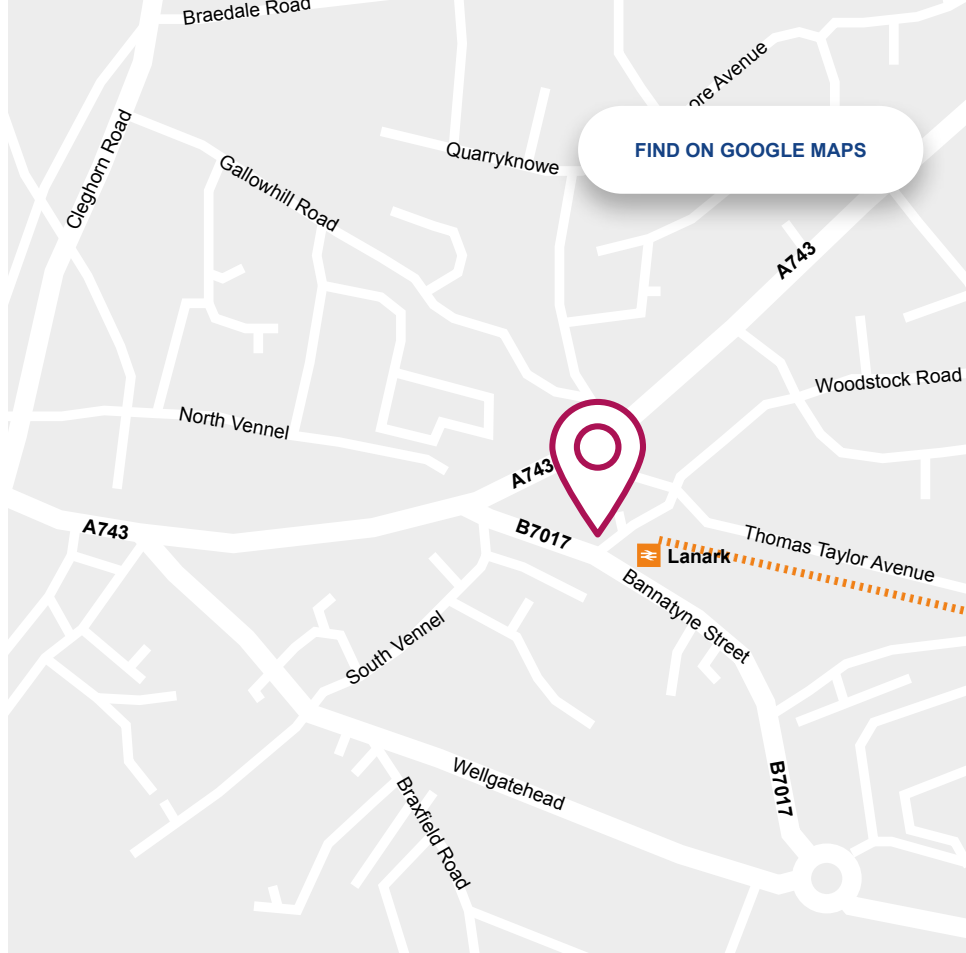


**CLASS 3 (RESTAURANT)
CONSENT**

**LIMITED REPAIRING
LIABILITIES**

VAT FREE

**2 CAR SPACES
INCLUDED**



**PROMINENT
LOCATION
ALONGSIDE A
MIX OF LOCAL
AND NATIONAL
RETAILERS**



LOCATION

Lanark is a town within South Lanarkshire lying on the River Clyde. The town has a resident population of 9,050 and a catchment of 55,000.

Situated within Lanark town centre, the subjects enjoy a prominent location alongside a mix of local and national retailers including McColls, Co-op Funeral Directors, Post Office, William Hill and Morrisons.

Lanark Train Station is located immediately opposite and connects to the main lines running to Glasgow, Edinburgh and Carlisle.

DESCRIPTION

The subjects comprise a new build, modern, ground floor retail unit within the redevelopment of the former Oak Hotel with 15 new apartments above. The property has the benefit of rear service access, roller shutter and 2 car park spaces.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	225	2,422

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed. Please note that the incoming tenant will have no contribution to common parts and will be responsible for internal repairs and shop front only.

RENT

£30,000 per annum exclusive.

EPC

Available upon request.

RV

The subjects have yet to be assessed.

PLANNING

The subjects have the benefit of Class 3 (restaurant) consent. Other suitable uses include Class 1 and Class 2.

ENTRY

Practical completion from February 2024.

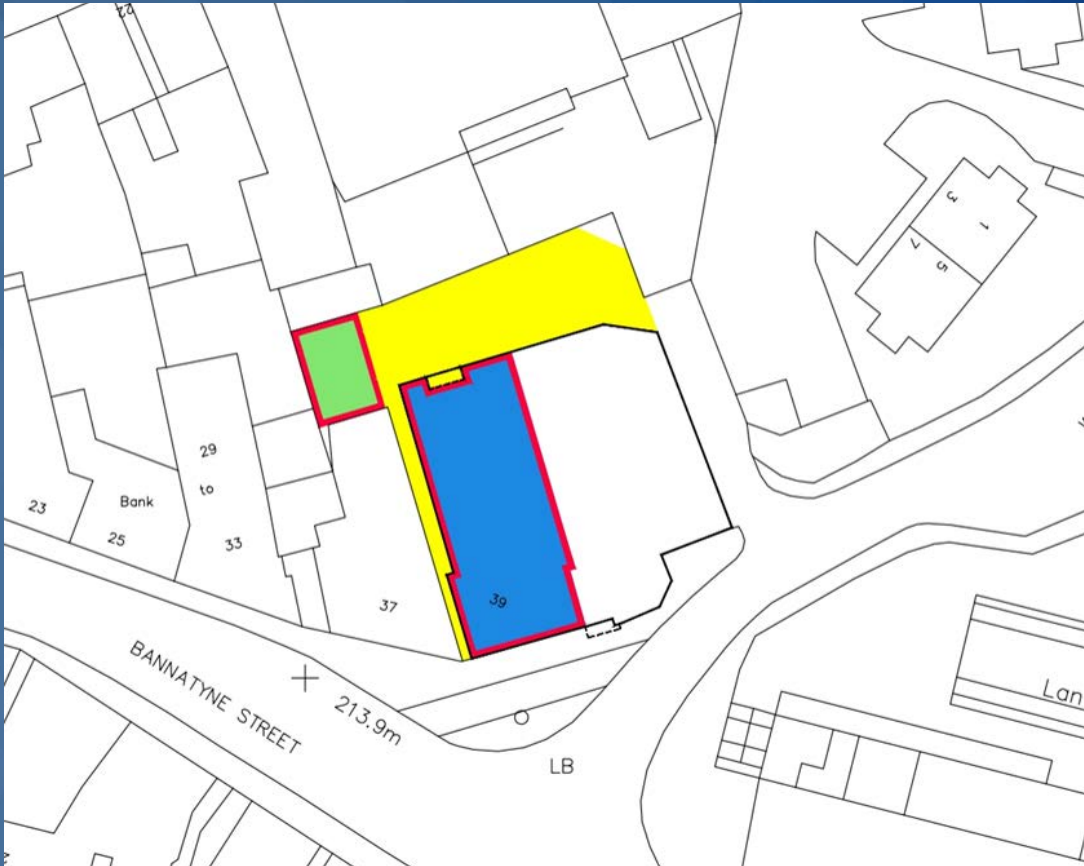
VAT

No VAT is payable in this transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





TO LET

**NEW BUILD
RETAIL UNIT WITH
RESTAURANT
CONSENT
225 SQ M
(2,422 SQ FT)**



**39 BANNATYNE
STREET
LANARK
ML11 7JR**

GET IN TOUCH

Please get in touch with our letting agent for more details.

John Conroy

T 07979 494 915

E john.conroy@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 intending purchasers or 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) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2023**

