

Larkhall

20 Union Street
Lanarkshire
ML9 1DR

- Heritable Takeaway Investment
 - Town centre location
 - Lease expires 2025
 - Current Rent Reserved
- £16,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The town of Larkhall lies within South Lanarkshire, some 15 miles south-east of Glasgow city centre. The town is well connected by road, with the M74 Motorway (Junctions 7 and 8) easily accessible to the east. Larkhall Rail Station provides regular services to Glasgow Central.

The property is situated on the west side of Union Street, opposite its junction with Montgomery Street in the town centre, a short distance north of the rail station.

Occupiers close by include Coral, Bank of Scotland, Ladbrokes, Lloyds Pharmacy and a Co-op Supermarket.

Description

The property is arranged on ground floor to provide a lock-up shop unit, which is presently trading as a restaurant. The upper floors are not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	7.18 m	(23' 6")
Net Frontage	5.96 m	(19' 6")
Ground Floor	140.9 sq m	(1,516 sq ft)

NB. Not measured by Allsop. Areas from Scottish Assessors.

Tenancy

The entire property is at present let to WONG SHING HO for a term of years expiring 21st March 2025 at a current rent of £16,000 per annum. The lease provides for rent reviews and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

