

TO LET – In Whole or Part

Atholl House 55 Bannatyne Street Lanark ML11 7NR

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consultancy

Chartered Surveyors & Commercial Property Consultants

LOCATION

The subjects occupy an excellent position on the East side of Bannatyne Street, the main arterial route through Lanark, town centre. The subjects lie immediately adjacent to the towns railway and bus stations. Morrisons supermarket is also located close by.

DESCRIPTION

The premises comprise a three storey building of concrete and brick construction under a flat and felted roof. Up to 10 private car parking spaces are available to the rear.

ACCOMMODATION

The property has the following approximate areas:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	135.60sqm	1459sqft
First Floor	334.60sqm	3602sqft
Second Floor	371.60sqm	3997sqft
Total Area	841.50sqm	9058sqft
Toilet accommodation is provided within the subjects.		

LEASE DETAILS

The subjects are being offered on a new full repairing and insuring lease for a negotiable period incorporating rent reviews at regular intervals.

RENT

On application.

EPC

An EPC report has been commissioned.

Entry

By arrangement.

Contact: Scott Cameron
Tel: 01698 891440
Mobile: 07717 810322
Email: scott.cameron@wbcs.co.uk
Web: www.wbcs.co.uk



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE		
	Office	£55,500
	Car Park	£1,015

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction and the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement

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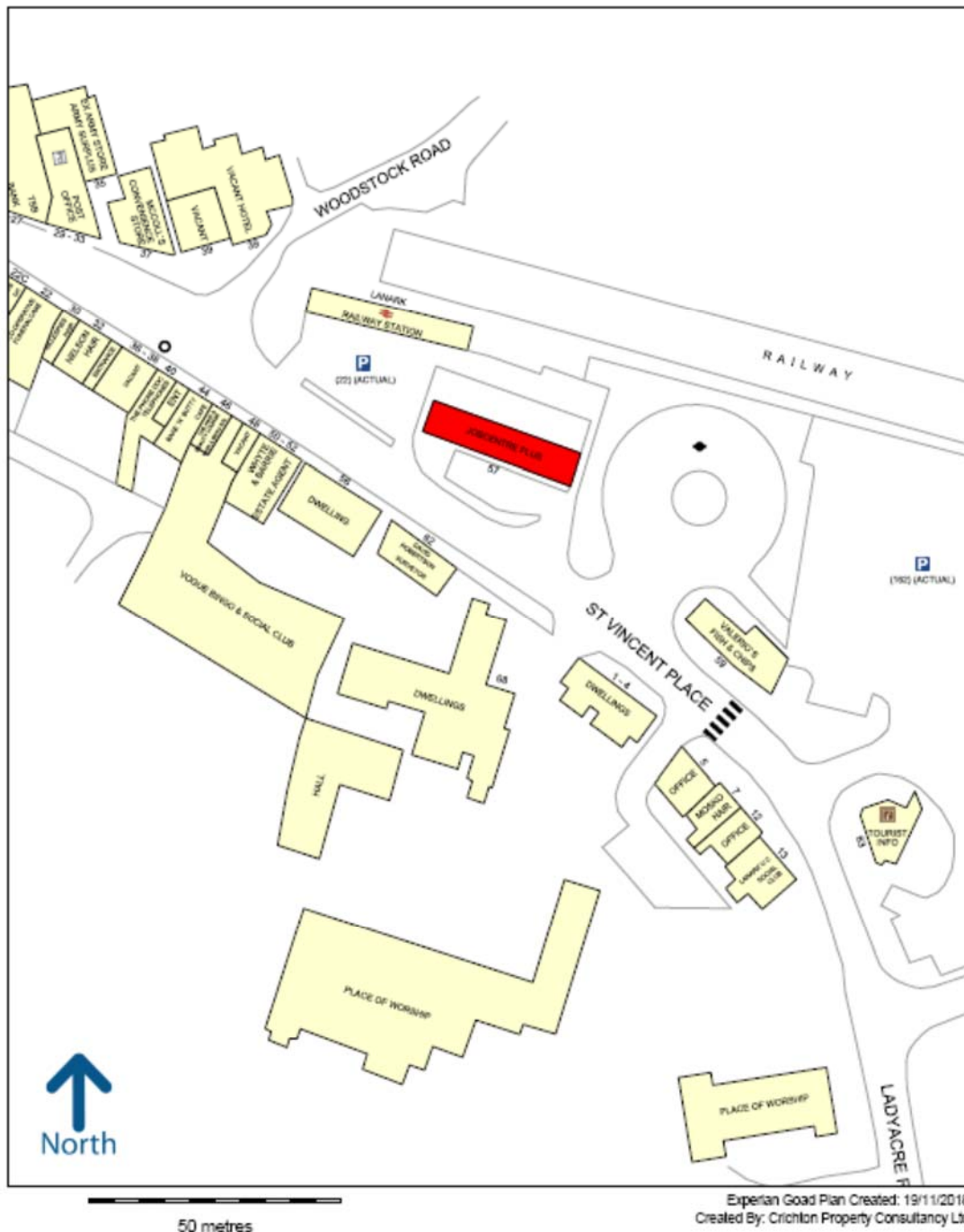
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