

LEASE FOR SALE

**23 LONDON STREET
LARKHALL
ML9 1AQ**

Location

Larkhall is situated in South Lanarkshire, lying circa 14 miles southeast of Glasgow.

The property occupies a strong secondary position within the town with the benefit of on-street parking.

Nearby occupiers are primarily of a local nature.

Description

The property comprises the ground floor within a 2 storey building with the upper floor given over to residential use.

The property was previously used as a Bookmakers.

Areas and Dimensions

From our measured inspection the property extends to the following areas and dimensions:

Net Internal Area	1,000 ft ²	(92.90 m ²).
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Lease

The premises are held on the residue of an existing lease which is due to expire on the 26th May 2028. The current rent passing is £13,500 per annum exclusive.

Our clients are looking to assign their lease or they may consider sub-letting the property.

Energy Performance Certificate

The subjects have an EPC of 'D', a copy of the Certificate can be made available to interested parties.



Planning

We understand that the premises currently have Sui Generis Consent. Under current planning regulations the subjects can be used for Class 1A or Class 4 without consent.

Rates

The property is entered in the Valuation Roll as follows:

Rateable Value ('25/'26):	£7,600
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Qualifying parties may receive 100% relief under the Small Business Bonus Scheme.

VAT

All the terms are quoted net of VAT where applicable.

Legal Costs

Each party to be responsible for their legal costs, with the ingoing tenant being responsible for LBTT together with any costs incurred by the Landlord.

Entry

Upon conclusion of legal formalities.

Money Laundering Regulations

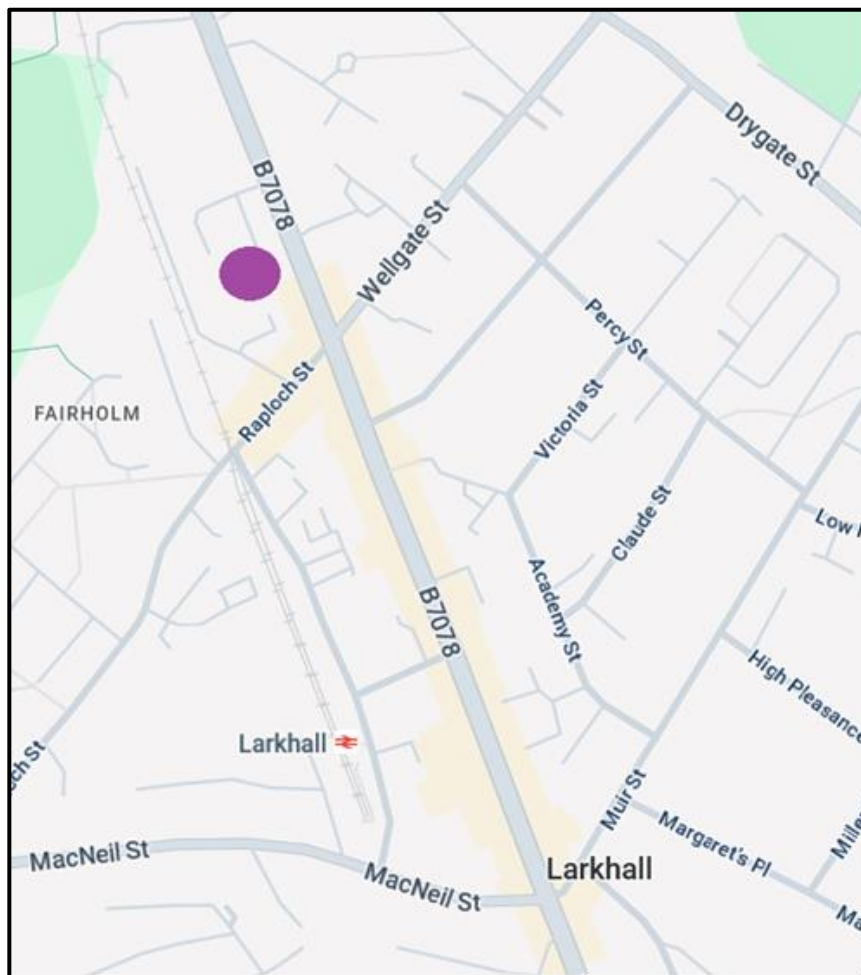
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/ Further Information

Strictly through the sole agents:

Whitelaw Baikie Figes
Contact: Gavin Anderson
Email: gavin@wbf.co.uk
Tel: 0141 221 6161

LOCATION PLAN



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
- all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so
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- all prices, rents and premiums quoted are exclusive of VAT at the current rate
- any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.