

**SHOP
TO LET**

**74 HIGH STREET
CARLUKE
ML8 4AJ**

Location

Carluke lies circa 20 miles southeast of Glasgow and has a resident population of circa 13,000 persons. The unit occupies a strong trading position within the town centre with nearby retailers including Boots, Optical Express, Most High Barbers and Raja Tandoori Takeaway.

Description

The property comprises a single storey retail unit within a traditional sandstone building with the upper floors in residential use.

Areas & Dimensions

We understand that the property extends to the following areas and dimensions:

Gross Frontage:	12' 11"	(3.93 m)
Net Frontage:	10' 11"	(3.32 m)
Ground Floor:	316 ft ²	(29.33 m ²)

Lease Terms

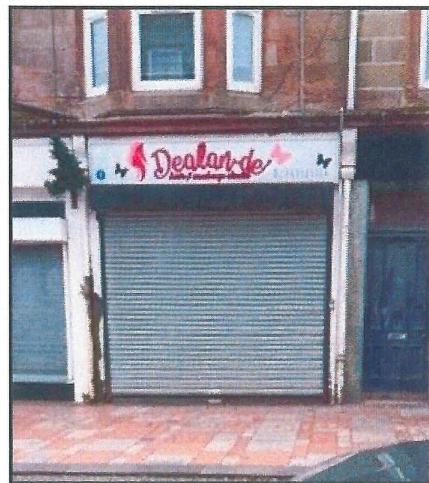
The property is offered to the market on the basis of a new lease for a period to be agreed to incorporate upward only rent reviews. Our clients are inviting offers in the region of £7,000 per annum exclusive.

Rates

The property is entered in the Valuation Roll as follows:-

Description:	Shop
Rateable Value ('25/'26):	£3,450

Any potential occupier may qualify for 100% business rates relief under the Small Business Bonus Scheme. Further details upon request.



Energy Performance Certificate

The property has previously been assessed as Band 'G'.

An updated Certificate has been commissioned and further details available on request.

Legal Costs

Each party to be responsible for their own legal costs, with the ingoing tenant being responsible for LBTT.

VAT

All terms are quoted net of VAT where applicable.

Entry

On completion of legal.

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

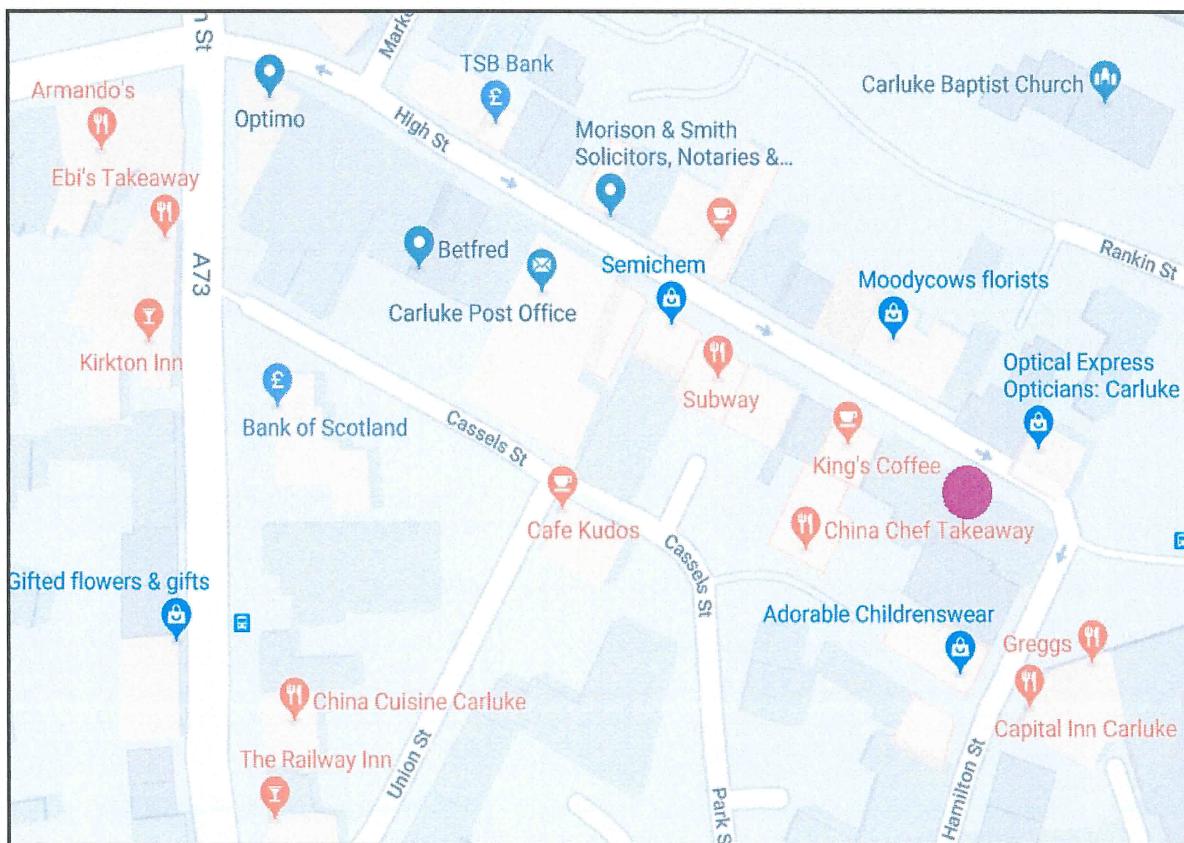
All appointments to view and further information available from the sole agents:

Whitelaw Baikie Figes

Tel: 0141 221 6161

Contact: Colette Brough
Email: colette@wbf.co.uk

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:

- i) 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.
- ii) 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.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) 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.