kirkstone

TO LET

Industrial / Storage, Office

UNIT A, 9 MUIR STREET, LARKHALL, ML9 2BG

The subjects comprise the first floor within a 2 story building. Access is gain via the car park to the rear of the property.

- Town Centre location
- Excellent transport links
- Busy thoroughfare
- Rear service yard
- No VAT on rent



0141 291 5786 kirkstoneproperty.com

kirkstone

LOCATION

The property is located towards the southern end of Union Street (B7078), the main retail and commercial thoroughfare of Larkhall which also forms part of the main trunk road (A72) running through the town.

The property is situated on the east side of Union Street close to its junction with Muir Street.

Excellent public transport links are available nearby with frequent bus services operating on Union Street and Larkhall Train Station is within easy reach taking around 5 minutes' walk.

Adjacent and neighbouring occupiers include Subway, Co-op Food, Larkhall Post Office and Boots.

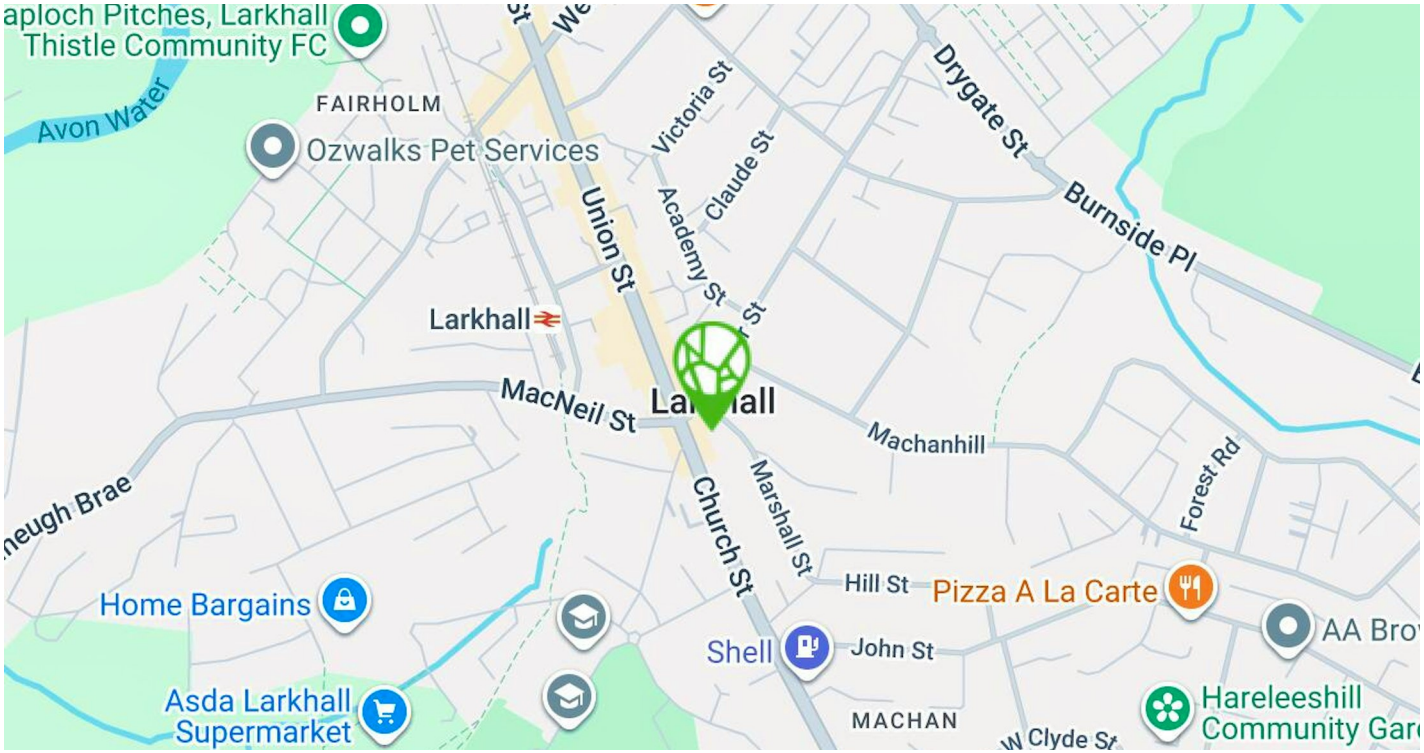
DESCRIPTION

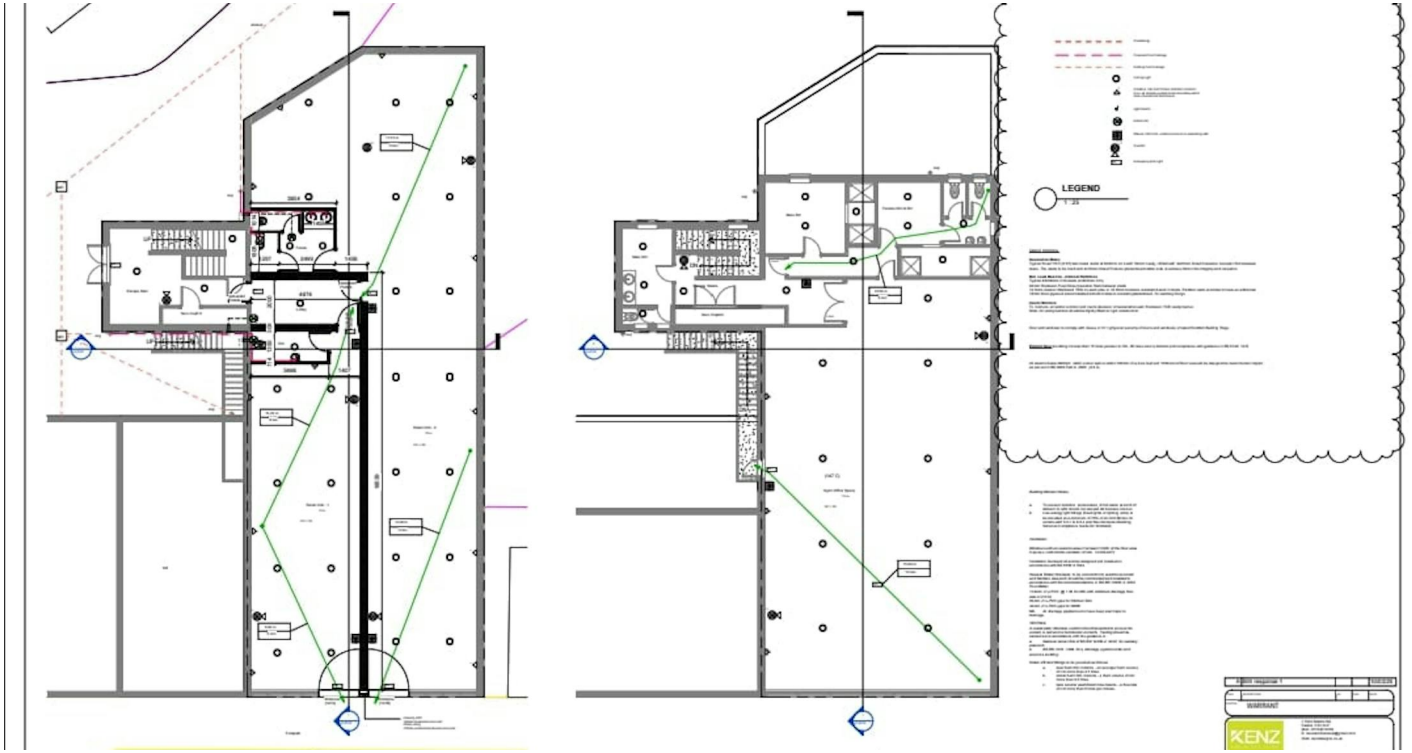
The subjects comprise the first floor within a 2 story building of concrete and masonry construction which sits under a flat roof. The space has recently been completely rewired including the installation of a fire safety system.

There are 3 WC's, 4 showers and storage space to the rear. Fibre optic broadband is available.

The building benefits from a private yard to the rear of the building for deliveries and staff parking.

Access is gain via the car park to the rear of the property.





0141 291 5786 kirkstoneproperty.com








Dinu's
CHOI'S
Larkhall & District
FOODBANK
Afro Scottish
Convenience Store
DJS
COMPUTER CONSULTANTS

kirkstone

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
1st	Office	1,772	164.62

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, from a rent of £9,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £7,100. An occupier may be eligible for rates relief, subject to status.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

RICS Regulated by RICS

Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: November 2026