TO LET / FOR SALE - RETAIL

33 HIGH STREET

CARLUKE, ML8 4AL

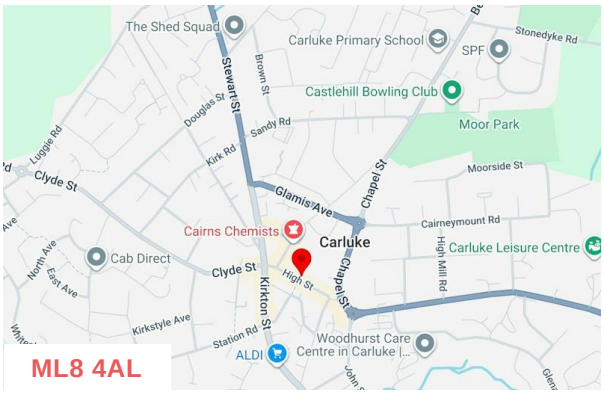


KEY HIGHLIGHTS

- 670 sq ft
- Class 3 / Hot-Food takeaway premises
- Available on new FRI lease - £9,000 pa - no VAT
- Nearby occupiers include Subway, Bet Fred, Scotmid, Boots, William Hill, Clear Vision Opticians
- Available for immediate occupation
- Benefits from planning for installation of rear external flue
- Eligible for 100% rates relief under Small Business Bonus Scheme

SUMMARY

Available Size	670 sq ft
Rent	£9,000 per annum
Rateable Value	£7,600 Some occupiers may be eligible for 100% rates relief under the small business bonus scheme.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Mid-terraced Class 3 / Hot-Food takeaway premises.

Externally benefits from modern aluminium framed shopfront protected by electrically operated shutter.

Internally provides bright open-plan accommodation to the front with rear kitchen and separate storage area complete with WC.

Full planning consent has been granted for the installation of a rear external flue allowing for open-cooking.

LOCATION

Carluke is a popular commuter town located within the South Lanarkshire Local Authority Region with a population of approximately 14,000 and just a 30 minute drive time to Glasgow.

The subjects command a prominent position on the north side of High Street which is the towns main retail thoroughfare.

There are various nearby free public car parks as well as on-street parking.

Regular bus services operate through the town and Carluke Railway Station is less than a 5 minute walk from the subjects where services to both Glasgow & Edinburgh are provided.

Nearby occupiers include Subway, Bet Fred, Scotmid, Boots, William Hill, Clear Vision Opticians.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	670	62.25	Available
Total	**670**	**62.25**	

VIEWING & FURTHER INFORMATION

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