# Lanark Post Office

33 Bannatyne Street, Lanark, ML11 7JR

## FOR SALE

**OFFERS IN EXCESS OF £175,000**

## Freehold Town Centre Mains Post Office With Significant Potential

- Town Centre Location
- Post Office income c. 64,300pa
- Detailed fit-out plans to add convenience store
- PP granted for 2x2 bed flats on first floor
- No business rates payable (subject to status)

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## Summary

| | |
|---|---|
| Price | Offers in excess of £175,000 |
| Rateable Value | £8,200 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | G |

## Description

A fantastic opportunity to acquire a Mains branch Post Office offering significant upside and development potential. As the only Post Office in the town the business is a focal point for customers within and surrounding the town.

Prominently positioned on one of the town's main thoroughfares, the business is currently under-developed, primarily due to the current owners' inability to dedicate sufficient time as a result of their other business interests.

The opportunity exists to enhance the offering through the introduction of a convenience store, incorporating a new and improved layout as detailed within the accompanying plans. This would include a two-position retail counter with a combined Post Office service point, while the main Post Office service counter would remain in situ at the rear of the premises.

In addition, full planning permission has been granted for the creation of two residential properties at first-floor level. This presents an attractive option for owner-occupation or for letting purposes, providing an additional potential income stream.

## Location

The property occupies a prominent position within the South Lanarkshire town of Lanark, situated on the north side of Bannatyne Street, which runs directly off the main High Street. The location benefits from close proximity to Lanark town centre amenities and is a short distance from the main bus station, while Lanark Railway Station is only a brief walk away. As a result, the property enjoys high levels of both pedestrian and vehicular passing traffic.

Lanark is an established and popular market town serving a wide rural catchment, offering a mix of national and independent retailers, local services and residential neighbourhoods, making this a well-positioned and highly accessible trading location.

## The Business

The mains Post Office operates with a full range of Post Office services, including cash withdrawals and deposits, mail services, passport check and send, and foreign currency exchange. The business generated approximately £64,300 in annual Post Office commission in the last trading year.

The existing retail element is currently limited, comprising mainly stationery and greeting cards. However, as previously noted, there is significant scope to expand and enhance the retail offering, creating a more dynamic and profitable operation going forward.

## Trading Hours

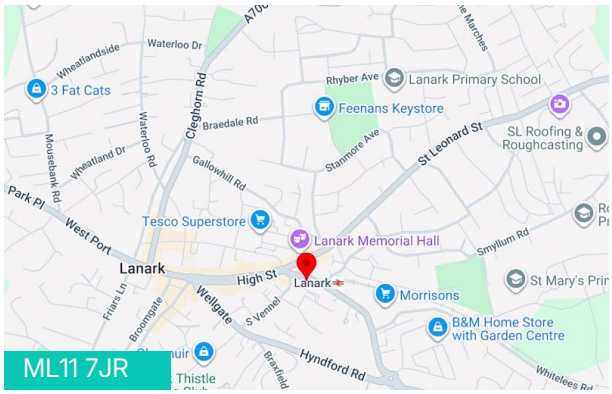
Monday - Friday 9am to 4.30pm
Saturday 10am to 1pm
Sunday - Closed

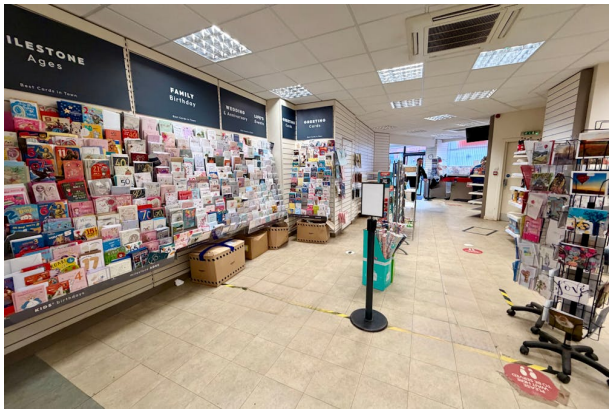
## Financials

Full financial information will be shared with seriously interested parties.

## Business Rates

The new Rateable Value is £8,200 (effective from April 26). The business qualifies for the Small Business Bonus Scheme (SBBS) and therefore no rates are currently payable (subject to status).



## Viewing & Further Information

**Dan Arrandale**
07369 213404
dan@scottishbusinessagency.co.uk

## Residential Development/Planning Permission

Planning permission was granted in November 2024 for the change of use of the first-floor commercial accommodation to form two residential flats, together with associated alterations. These include amendments to the ground floor shopfront to provide a dedicated access door, along with external alterations incorporating new and reinstated windows. The first floor area is already formed and split into two mains sections (front and back) so the general layout will make any refurbishment more straight forward.

A brief overview of the approved accommodation is as follows:

• Flat 1 (approx. 65 sq m / 700 sq ft) – Two bedrooms, including a principal bedroom with en-suite shower room, open-plan kitchen/living area and bathroom.
• Flat 2 (approx. 57 sq m / 614 sq ft) – Two bedrooms, including a principal bedroom with en-suite shower room, open-plan kitchen/living area, and bathroom.

Planning Reference: P/24/1072 – Full documentation is available via the South Lanarkshire planning portal.

## Post Office Transfer

The transfer of the Subpostmaster position here is subject to approval of the Post Office Counters Ltd via their application/interview process. Further details are available on request.

## Tenure

Heritable Title (Scottish equivalent to freehold).

## Terms

Offers over £175,000 are sought for the heritable property, goodwill, fixtures and fittings, with stock available at valuation in addition.

## Viewings

All viewings should be made direct via the selling agents. No direct approaches should be made to the business or staff direct.

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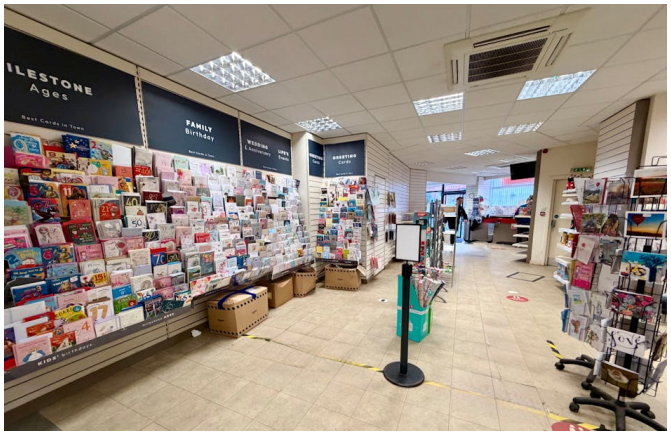
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