# TO LET

## CLASS 1A PREMISES

- Located within the Heart of Biggar
- Offers over £6,500 per annum
- Extremely well-appointed retail premises
- Generous floor space suitable for a variety of occupiers subject to consent
- Premises extends to 36.17 sqm (389 sqft)
- Benefits from a prominent corner frontage, providing occupiers with excellent branding opportunities

Virtual Tour




## 169 HIGH STREET, BIGGAR, ML12 6DL

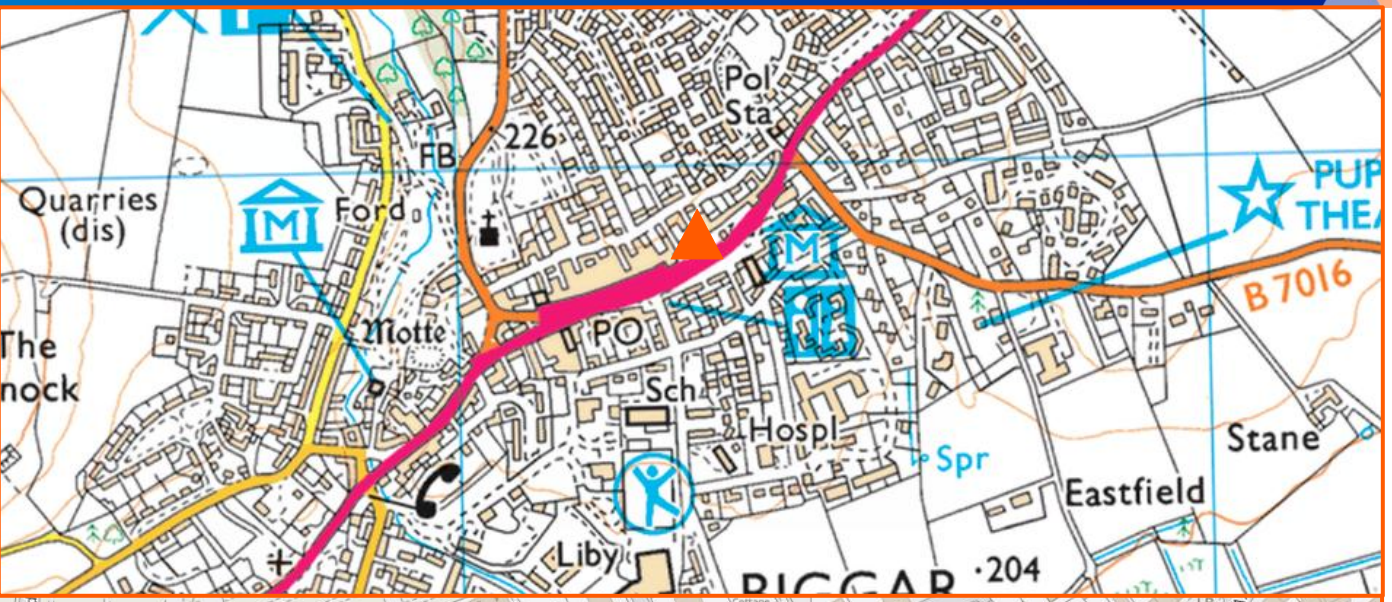
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# Location









**Rarely available leasehold opportunity within South Lanarkshire**

What 3 Words

## Location

The subjects are situated in the South Lanarkshire town of Biggar, a historical town which is popular with young families and commuters. Biggar is well-positioned on the A702 trunk road, providing convenient access to both Edinburgh and the Borders.

More specifically, the property occupies a prominent position on the north side of Biggar's High Street on a well-established secondary retail parade. The High Street is characterised by a number of well established local and national occupiers including Chest Heart & Stroke Scotland, Ovens Butchers and The Olive Tree Deli.

The subjects benefit from excellent transport links, with a bus stop situated within a one minute walk of the property, providing access to the wider surrounding areas.

# Description












## Descriptions

The subjects comprise a well-presented Class 1A premises arranged over the ground floor of a two storey traditional, Category C – listed, stone built, corner block. The property benefits from a prominent frontage with a return, allowing for an abundance of natural light to flood the accommodation while providing excellent branding and display opportunities.

Internally, the property provides a unique and versatile layout, comprising a generous open-plan main sales area, along with a well-appointed back shop offering additional sales space. To the rear of the property, the subjects benefit from a WC compartment.

The flexible nature of the space makes it suitable for a variety of occupiers and uses, subject to obtaining any necessary planning permissions and consents.

## Accommodation

| Description | $m^2$ | $ft^2$ |
|---|---|---|
| **Ground Floor** | 36.17 | 389 |
| **TOTAL** | **36.17** | **389** |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

# The Detail



## Lease Terms

The subjects are offered on a full repairing and insuring basis for a negotiable term to be agreed incorporating regular rent reviews

## Rent

Offers over £6,500 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £5,900 which will allow for 100% small business rates relief, subject to tenant circumstances

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.







## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**

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**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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