



## 1 Rankin Gait Centre, Carlisle, ML8 4AT

Town Centre Commercial Portfolio | Spar, Nursery, Dominos and Chest Heart & Stroke | Passing  
£121,000p.a.x. | Available £1,800,000

### Summary

|                       |                              |
|-----------------------|------------------------------|
| <b>Tenure</b>         | For Sale                     |
| <b>Available Size</b> | 14,880 sq ft / 1,382.40 sq m |
| <b>Price</b>          | £1,800,000                   |
| <b>Business Rates</b> | N/A                          |
| <b>EPC Rating</b>     | Upon enquiry                 |

### Key Points

- Solid Commercial Investment
- Anchored By Successful Nursery & Spar
- Passing Rent: £121,000p.a.x.
- Price: £1,800,000
- Prime Town Centre Location
- Total G.I.A.: 14,880sq ft
- Tenants Include: Spar Convenience Store, Happy Feet Nursery, Dominos Pizza and Chest Heart & Stroke

# 1 Rankin Gait Centre, Carluke, ML8 4AT

## Summary

|                |                                         |
|----------------|-----------------------------------------|
| Available Size | 14,880 sq ft                            |
| Price          | £1,800,000                              |
| Business Rates | N/A                                     |
| VAT            | Applicable. Transfer of a Going Concern |
| EPC Rating     | Upon enquiry                            |

## Description

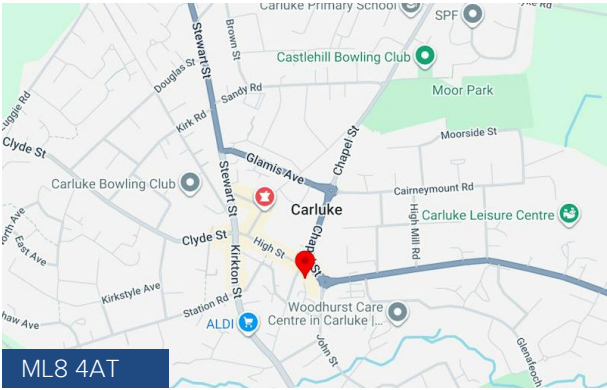
The property comprises a substantial single storey commercial development surmounted by a pitched roof with substantial dedicated car park.

The property has been divided to form 4 no. individual units comprising 1 hot food take away, 1 no convenience store, 1 retail unit and 1 no. nursery.

## Location

Carluke is the Clyde Valley's largest town with a residential population of approximately 15,000 and a catchment population of approximately 30,000. The town is located approximately 23 miles south of Glasgow and 7 miles south-east of Motherwell and is easily accessible from the M74 motorway. The town has proven to be a popular commuter settlement due to its direct rail link to Glasgow with house builders responding with ongoing residential development.

The subject property is located in the heart of Carluke town centre occupying a prominent position at the foot of High Street immediately at its junction with John Street. Nearby occupiers include Boots, Optical Express, Greggs, Scotmid, RS McColl, Ladbroke's, Lloyds Pharmacy, TSB, Semi Chem & Subway. A brand new school and health centre have been built immediately to the north and south of the subjects further increasing its immediate customer base.



## Viewing & Further Information



**Will Rennie**  
07581396092 | 0141 237 4324  
will@tsapc.co.uk



**Jas Aujla**  
07810 717 229  
jas@tsapc.co.uk

**TSA** Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 15/09/2026