

FOR SALE

Retail Premises & Adjoining Garage

NIA: 73.97 SQM (796 SQFT)

Situated In The Heart Of Douglas's
Main Thoroughfare

High Levels of Passing Footfall

Nearby on street-car parking

No VAT Payable

Offers In Excess of £60,000



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16 MAIN STREET, DOUGLAS, ML11 0QW

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**Whyte
&Barrie**



Location

16 MAIN STREET, DOUGLAS, ML11 0QW



The subjects are located in Douglas, a town which forms part of South Lanarkshire council district, approximately 33 miles south of Glasgow. Douglas benefits from a population of around 1,460 people.

Douglas benefits from strong transport links with the M74 being located approximately 2.0 miles from the subject, providing links to Glasgow, Edinburgh and the North of England. Douglas is also well-served by bus services providing services to nearby areas such as Lanark, Lesmahagow and Hamilton.

More specifically, the subject occupies a prominent pitch on the eastern side of Main Street, to the south of its junction with Doctor's case. The surrounding area consist of a mixture between retail occupiers and residential dwellings. Neighboring occupiers include Morrisons Daily, Aklea Antiques and Aviation Parts & Services.



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Description

16 MAIN STREET, DOUGLAS, ML11 0QW



The subjects comprise of a ground floor retail unit which forms part of a larger two storey tenement building. The upper floor consists of residential dwellings. The subject benefits from a glazed shop front onto Main Street and can be accessed via a dedicated pedestrian entrance.

Internally, the subjects benefit from an open planned sales area to the front of the property finished in tiled floor coverings and strip LED lighting throughout. To the rear of the subjects an office, W/C facilities, tea prep areas and ample storage space can be found on the right side of the premises.

| | SQM | SQFT |
|--------------|--------------|------------|
| Ground Floor | 73.97 | 796 |
| TOTAL | 73.97 | 796 |

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



SALE PRICE

We are inviting offers in excess of £60,000 for our client's heritable interest in the property.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

VAT

The subjects are not elected for VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £3,370. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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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