

FOR SALE BY ONLINE AUCTION

**Auction Date: 21st August
2025 at 2:30pm**

Attractive Retail Investment

NIA: 125.75 SQM (1,321 SQFT)

Located in the heart of Lanark

Passing Rent: £19,500 per annum

**Lease Due to Expire in February
2030**

**Guide Price : £160,000 + VAT
(NIY 11.96%)**



FIND ON GOOGLE MAPS



89 HIGH STREET, LANARK, ML11 7LN

CONTACT: Calvin Molinari BSC (Hons) MRICS c.molinari@shepherd.co.uk | 07920 824408 – 0141 331 2807 | shepherd.co.uk





Location

89 HIGH STREET, LANARK, ML11 7NL



The Subjects are located in Lanark, located approximately 27 miles east of Glasgow and 35 miles south-west of Edinburgh, forming part of South Lanarkshire.

Lanark benefits from strong transport links with the A73 providing access to the M74 which offers connectivity to Glasgow and the North of England. Lanark Train Station is located approximately 0.2 miles from the subject property providing frequent services to Glasgow Central Station and Edinburgh Waverley. The surrounding area is well served by bus routes which provides connectivity.

Lanark also boasts a strong sense of heritage, with a number of historic landmarks and tourist attractions such as the UNESCO-recognised New Lanark World Heritage Site and the nearby Falls of Clyde.

More specifically, the subjects occupy a prominent pitch on High Street which acts as Lanark's primary retailing throughfare. The surrounding area consists of a blend between residential and commercial occupiers including Boots, Costa Coffee and Hay Travel.



Description

89 HIGH STREET, LANARK, ML11 7LN



The subjects comprise a ground floor retail unit, forming part of a larger two-storey building with a residential dwelling located on the upper floor. The subjects benefits from a dedicated pedestrian entrance via High Street.

Internally, the subjects provide an open plan sales area to the front benefitting from a vinyl floor covering and a suspended tiled ceiling with LED lighting incorporated throughout. The subjects also benefits from an office, kitchen/prep area and W/C facilities as well as storage accommodation on the upper floors.

Ample on-street parking can also be found to the front of the premises.

ACCOMMODATION

Accommodation	m ²	ft ²
Ground Floor	122.75	1,321
Total	122.75	1,321

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).



Auction Date

The auction will be held on 21st August at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of a copy of the EPC is available upon request.

Guide Price

The property has a guide price of £160,000 plus VAT, reflecting an attractive NIY of 11.96% for our client's heritable interest in the subjects.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Lease Information

Tenant: Sportswift Ltd t/a Card Factory

Rent: £19,500 per annum

Break Option: 25th February 2028

Repair Obligation: FRI

Expiry: 24th February 2030

Buyer Fees

The buyer's fee is 2.4% subject to a minimum of £4,000 plus VAT.

Legal Pack

The legal pack is available to view online.

Rateable Value

The subjects are currently entered into the Valuation Roll at the rateable value of £19,200. The rate poundage for 2025/2026 is 49.8p.

Get in Touch

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



Calvin Molinari

c.molinari@shepherd.co.uk

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile

Street, Glasgow, G1 2PF

t: 0141 331 2807



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.

[shepherd.co.uk](https://www.shepherd.co.uk)



SHEPHERD

PROPERTY AUCTIONS