

TO LET

Office/Workshop Premise

GIA:- 148.38 Sqm (1,596 Sqft)

Modern Office/Workshop Premises

**Situated Within Close Proximity To
Larkhall Main Street**

**Suitable For A Variety Of Uses
(Subject To Planning)**

**May be Eligible For Rates Relief
Under The Small Business Bonus
Scheme**

Rent: OIEO: £8,000 per annum



[CLICK HERE](#) FOR VIRTUAL TOUR!



10 CROSSGATES STREET, LARKHALL, ML9 1AQ

CONTACT:

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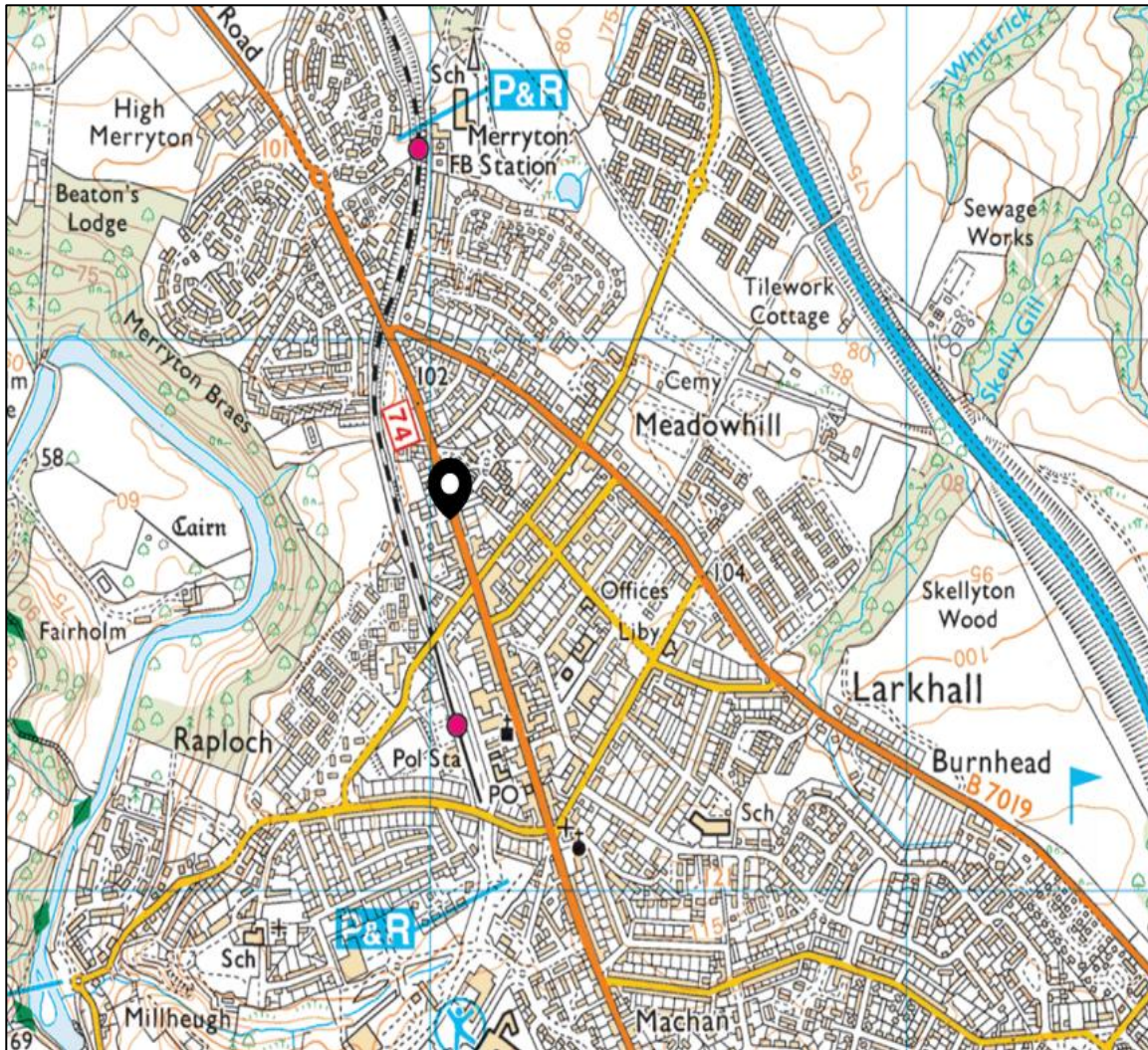


**Whyte
&Barrie**



Location

10 CROSSGATE STREET, LARKHALL, ML9 1AQ



The subjects are situated in Larkhall, located approximately 18 miles from Glasgow City Centre and held with the South Lanarkshire Council District.

Larkhall benefits from strong transport links with Junction 7 of the M74 being located within close proximity, providing access to Glasgow City Centre, the North of England and Scotland's wider motorway network. Larkhall Train Station is situated approximately 0.3 miles from the subject property, offering frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent position on Crossgate Street, located just off Larkhall's Main Street. The surrounding area consists of a blend between residential and commercial operators including Larkhall Bowling Club, The Village Tavern and Henry Dorricott Funeral Directors.



[CLICK HERE FOR LOCATION](#)



Description

10 CROSSGATE STREET, LARKHALL, ML9 1AQ



The subjects comprise of a standalone premises spanning across ground and first floor. The property benefits from steel frame construction and cladded externally with profiled sheet cladding. Dedicated pedestrian and vehicular access can be found via Crossgate Street.

Internally, the premises consist of multiple cellular rooms which are fit-out to a relatively high standard with vinyl floor coverings and a combination of a suspended tiled and painted ceiling with spotlighting incorporated throughout. The property also benefits from dedicated W/C facilities and a kitchen prep area.

A shared yard provision can be found to the front of the property, suitable for deliveries and staff parking.

ACCOMMODATION

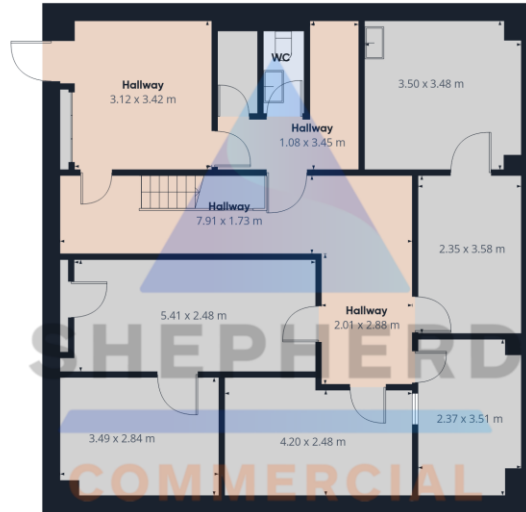
Accommodation	SQM	SQFT
Ground Floor	110.77	1,192
First Floor	37.61	404
TOTAL	148.38	1,596

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

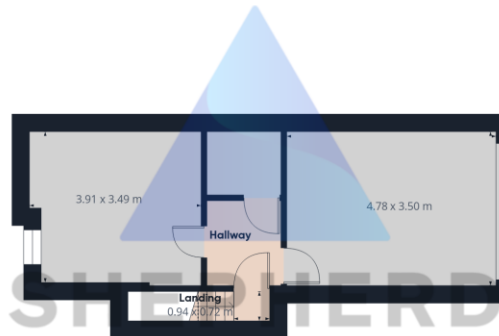


Floorplans

10 CROSSGATE STREET, LARKHALL, ML9 1AQ



Floor 0



Floor 1



Photographs

10 CROSSGATE STREET, LARKHALL, ML9 1AQ





RENT

Our client is seeking over in excess of £8,000 per annum.

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 tenant to satisfy themselves in this respect.

VAT

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

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £3,500. The rate poundage for 2025/2026 is 49.8p to the pound. The subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be provided to interested parties upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant 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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