



Whyte
& Barrie



LOCALLY ADMIRED TEAROOM PROJECT EXISTING INCOME PRODUCING INVESTMENT REDEVELOPMENT OPPORTUNITY

1 CALEDONIAN ROAD LARKHALL ML9 1EP

LOCATION:

At the corner of Raploch Street and Caledonian Road on the fringe of Larkhall town centre.

Union Street, the busy, principal retail and commercial thoroughfare of Larkhall is a short, level walk away and offers a full range of local services and amenities – banks, post office, retail etc. Pedestrian access to Larkhall railway station is only yards away on Caledonian Road and the station is on the Argyle Line for Glasgow.

The local road network offers access throughout South Lanarkshire and local connections to both Junctions 7 & 8, M74 for Glasgow, the south and the national motorway system (M73, M8 etc.)

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

A detached, single storey property on a generous level site of approximately 0.46 acre/0.18 Ha. Extended and developed to provide a tearoom, laundry and training centre, the property extends to 3460 sqft/321.75 sqm or thereby gross internal area and the current lay-out offers tearoom fronting Caledonian Road and servery with fully equipped kitchen and training kitchen, male and female toilets. The laundry is on the Raploch Street elevation and the administration accommodation consists of reception and office, private office/meeting room, locker room and additional male and female toilets. Gas central heating operates throughout supplemented by anodised double Glazing to the windows.

Whilst continued use is a possibility, the property could be converted to alternative uses and there is obvious potential for demolition and redevelopment of the site for residential use, for instance, construction of flats, subject to the necessary local authority consents.

AREAS

Tearoom building 3460 sqft/321.75 sqm or thereby gross internal area.

Site 0.46 acre/0.18 Ha or thereby calculated by Promap and subject to confirmation from titles



Rateable Value

£30,250

ENERGY RATING

Awaiting EPC

LEASE DETAILS

The subjects are leased to South Lanarkshire Council until 31st March 2022 at a rental of £27,500 per annum.

PRICE:

OFFERS OVER £395,000 are invited

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



REF: L087 Prepared December 2020

NOTICE

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