



SPACIOUS SHOP/POTENTIAL OFFICE WITH PARKING TO LET

67 High Street, Biggar, ML12 6DA

LOCATION:

On busy High Street, the principal retail and commercial thoroughfare of Biggar which serves both the local community and surrounding rural population and also attracts tourists and visitors from further afield. The property is located at the (bottom) western end of High Street adjoining Zest sandwich shop, opposite the Kirkstyle Hotel and Remax Estate Agency is nearby. On street parking is available on High Street and the shop has the rare advantage of private parking to the rear accessed off Kirkstyle. With a resident population in the region of 3,000 and continuing to grow with a number of speculative residential developments around the town, Biggar is approximately 50 miles from Glasgow, 30 miles from Edinburgh and Lanark is 12 miles to the west.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Two replacement, double glazed display windows flank a central entrance door to a spacious, bright retail area in 2 sections. Illuminated by LED lighting supplemented by Velux style roof lights, the sales area is open plan and could suit a variety of uses. Electric, convector radiators have been installed. There is a staff kitchen and toilet off to the rear with a back door to an exclusive car parking area accessed from Kirkstyle.



RATEABLE VALUE:

£11,200

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers/tenants should confirm the position for themselves.

AREA

1,000 sqft / 92.9 sqm or thereby net internal area

ENERGY RATING:

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RENT, LEASE DETAILS ETC :

A new lease is sought for a negotiable duration on standard, commercial, full repairing and insuring terms at **RENTAL OFFERS OVER £14,000** per annum exclusive of VAT and local rates.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: R573 Prepared May 2022

NOTICE

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