



SHOP TO LET

16 Carstairs Road, Carstairs, ML11 8QD

LOCATION:

Adjoining the local McColl's store set back from Carstairs Road in the centre of the village, overlooking the village green which incorporates the recently refurbished play park. Carstairs is a small village off the A 721 approximately 5 miles to the east of Lanark with the neighbouring villages of Ravenstruther, Carstairs Junction and Carnwath all within approximately 2 miles.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of a larger complex of buildings of mixed commercial and residential uses, a single storey property immediately adjoining the local McColl's store.

Likely to be suitable for a variety of uses subject to the necessary local authority and landlord's consents, the former use of coffee shop will not be considered nor any use which directly competes with the business of McColl's.

Glazed display frontage with central door to the open plan retail area with former open kitchen to the rear left corner and single toilet in the opposite corner.

AREA:

518 sq ft/48.15 sq m or thereby net internal area.

ENERGY RATING: E



RATEABLE VALUE: £2,200

For qualifying occupiers 100% rates relief may be available under the Scottish Government's small business bonus relief scheme.

RENT, LEASE DETAILS ETC:

Our clients, McColl's, are the tenants of both shops under a lease expiring on 26th November 2026. A new sub-lease is sought on full repairing and insuring terms to reflect those of the head lease for the full remaining term at **RENTAL OFFERS OVER £5,500 per annum** (excluding 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: R558 Prepared July 2021

NOTICE

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