



## Hot Food Take Away

66 Thornton Road, Kirkmuirhill ML11 9QE

### Location

The premises are located on the north side of Thornton Road, immediately at the point it meets Strathaven Road within the village of Kirkmuirhill, which adjoins the village of Blackwood which has a joint population of c. 3,700 persons. Thornton Road provides the main convenience / retailing focus for the villages.

The premises are located close to J9 of the M74 and are a short drive from the town of Lesmahagow.

Surrounding occupiers include the Amber Star Chinese Take Away, Campbell Sievwright Solicitors, Coral, Londis and Kirkmuirhill Pharmacy.

### Description

The subjects comprise a fully refurbished shop unit within a single storey parade and under a pitched and tiled roof.

The premises have been fully refurbished with the refurbishment including a new shop front and electric roller shutter, a concrete screed floor, plastered walls and ceiling, re-wired including a new distribution board, lighting integrated within the ceiling and a new gas fired boiler. A WC is located to the rear

There is a hatch providing attic storage.

The premises are ready for a tenant to fit out and our client will provide a suitable rent free period.

### Floor Area

Net Internal Floor Area : 570 sq ft / 52.70 sq m





### Rent / Terms

Offers over £14,000 per annum. There is no VAT payable on the rent. The premises are available on a new long full repairing and insuring lease.

### Business Rates

RV: £4,100

Payable: c. £2,000

The premises qualify for 100% rates relief under the small business bonus scheme. For further information please contact the Director of Finance at South Lanarkshire Council.

### Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### 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.



### Energy Performance Certificate

A copy can be provided upon request.

### Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. May 2022.

**For further information please call today 0141 556 1222**