

LEASE AVAILABLE

HIGHLY PROMINENT CONVENIENCE STORE OPPORTUNITY

60/62 HIGH STREET, BIGGAR, ML12 6BJ



LOCATION

Biggar is an affluent rural market town that sits 40 miles south east of Glasgow and 30 miles south west of Edinburgh. The A702 road route runs through the town that links between Edinburgh and the M74.

Almost all of the commercial activity in the town is focused on the High Street. The subjects themselves sit in a prominent position towards the southern end of the High Street in close proximity to the town's main car park.

Surrounding occupiers include a host of commercial office, leisure uses and residential occupiers.

DESCRIPTION

The subjects comprise a standalone retail unit with rear servicing and parking, arranged over ground floor extending to the following approximate Gross internal floor area;

Ground Floor: 3,186 sq. ft 295.99 sq. m

RENT

The current passing rent is £50,463.97 per annum, exclusive of VAT.

LEASE TERM

The premises are held on a 15 year Full Repairing & Insuring Lease from 17 October 2011 expiring 16 October 2026. There is a Tenant only break option on 16 October 2021, if not exercised, the rent is subject to final review in October 2021. Further information available on request.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2019 is £25,000. Each new occupier has the right of appeal against this figure.

Based on a rate poundage of 0.49p this rateable value will result in an estimated rates liability in financial year 2019/20 of £12,250.00

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

PLANNING

We understand the property benefits from Class 1 (Retail) Consent. Interested parties are advised to make their own enquiries directly with the local Planning Department regarding any change of use.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land & Building Transaction Tax (LBTT), registration dues & any VAT Payable.

DATE OF ENTRY

To be mutually agreed.

VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole letting agents.

Gordon Nicolson or Ross Allardice

HSA Retail

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