



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 [@Allied_Scotland](#)
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FOR SALE

5 Union Street, Carluke ML8 4AG

- ☑ Former Café Premises
- ☑ Extends to circa 79.29 sq.m (853 sq.ft)
- ☑ Offers in the region of £55,000

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The subjects are located within Carluke, a large town situated in the north of South Lanarkshire, approximately 5 miles north west of Lanark and 4 mile south east of Wishaw. Formerly a Royal Burgh, the town has historical links with weaving and farming, growing significantly with the construction of the Glasgow to Carlisle road and the railway station which was built in 1842. Today, Carluke is principally a commuter town with a resident population in the region of 20,000.

The property itself is situated on Union Street, to the south of the main town centre and in an area of similar style commercial use. Nearby operators include SHS Heating and Lin Chinese.

DESCRIPTION

The subjects comprise café premises arranged over the ground floor of a 2 storey, detached building. It is of stone construction, rendered externally under a pitched and slated roof.

The property is accessed from Union Street through a UPVC/Glazed entrance door and benefits from a further access to the rear. Each entry has a roller security shutter.

Internally they are currently arranged to provide café premises providing an open plan seating area and serving counter, ladies, gents and accessible WC and kitchen.

Whilst previously utilised as a café the subjects could be adapted to provide a range of alternative uses subject to the necessary planning consents.

Fixtures and fittings are not provided within the sale of the premises.

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll at Rateable Value £6,300.

This is below the threshold allowing for no rates to be paid depending upon a specific occupiers circumstances. This can be confirmed by discussion with the local authority.

FLOOR AREA

We calculate the Gross Internal Floor Area of the subjects to be 79.9 sq.m (853 sq.ft).

The above mentioned measurements have been calculated for agency purposes only and should be used for no other purpose whatsoever.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

PRICE

Offers in the region of £55,000 are invited for the benefit of our clients interest.

VAT

All prices, rents, premiums etc quoted are exclusive of any VAT which may be chargeable.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party shall bear their own legal costs.

DATE OF ENTRY

Upon completion of a formal missive under Scots Law.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agents Allied Surveyors Scotland plc.

Leigh Porteous BSc (Hons) MRICS | Tel. 0141 337 7575
leigh.porteous@alliedsurveyorsscotland.com

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

