

ONLINE AUCTION

- > GIA:- 320.62 SQ M (3,450 SQ FT)
- > POPULAR RESIDENTIAL AREA
- > MAY SUIT ALTERNATIVE USE SUBJECT TO PLANNING
- > HIGH LEVELS OF PASSING TRAFFIC
- > **GUIDE PRICE : £32,500**

FOR SALE

LOCK UPS AT 1 LANGDYKESIDE, LESMAHAGOW, LANARK, ML11 0EY

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LOCATION

Lesmahagow is a small town, lying within the South Lanarkshire district and approximately 7 miles to the southwest of Lanark.

The subject property is located on the eastern side of Lesmahagow town centre and positioned a short-walking distance from Abbeygreen. Abbeygreen is Lesmahagow's primary commercial area, whereby a small number of retail and leisure amenities are located.

Surrounding properties are predominantly commercial, albeit there are some residential properties also located nearby.

DESCRIPTION

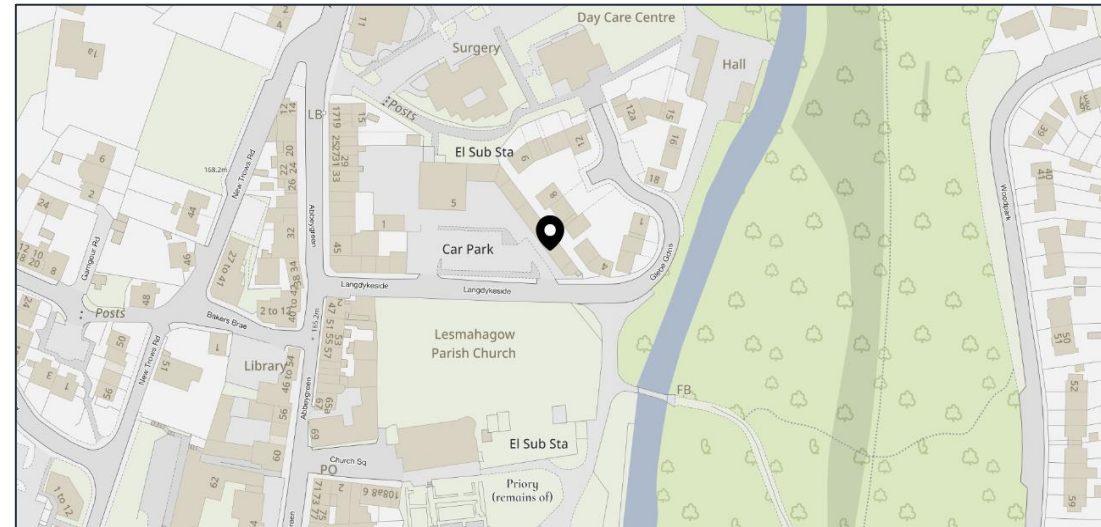
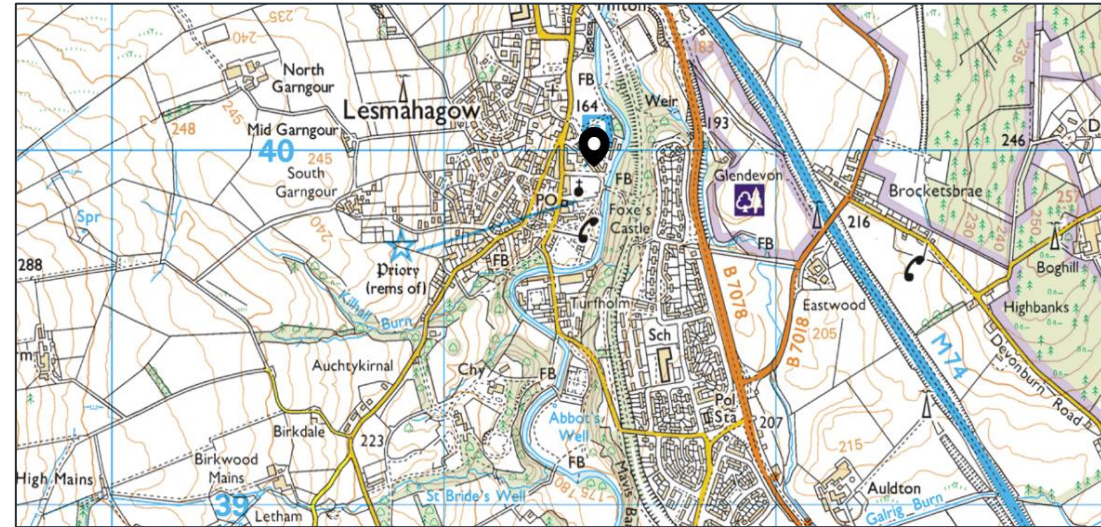
The subjects at Langdykeside, comprise 5 small garage lock up units, with open space suitable for storing items such as vehicles, equipment, or personal items. The subjects benefit from double door and shutter access.

RENTAL INCOME

The current rental income for the four occupied lock-ups amounts to £3,880.00 per annum. These lock-ups are all under rolling month-to-month licenses to occupy, providing flexibility for both tenants and the landlord. We anticipate an ERV of £5,700 per annum if running at 100% occupancy.

PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents.



ACCOMODATION

The below floor areas have been calculated on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice:

Accommodation	SQM	SQFT
Unit 1	14.89	160
Unit 2	27.02	291
Unit 3	18.52	199
Unit 4	16.39	176
Unit 5	37.95	408
Attic	205.85	2,216
TOTAL	320.62	3,450

RATING

We understand that the subjects are entered into the valuation roll with an accumulated rateable value of £11,150. The rate poundage for 2024/25 is 49.8p to the pound.

It is incumbent on any purchaser to familiarise themselves in this regard.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any transaction. The purchaser will be responsible for any tax and recording fees in the normal manner.



AUCTION DATE

The auction will be held on **15th August 2024 at 2.30pm** and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

VAT

See legal pack for further information.

GUIDE PRICE

The heritable interest is for sale at a guide price of £32,500 exclusive of VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

LEGAL PACK

The legal pack is available to view online.

BUYER FEES

The buyer's fee is 2.2% plus VAT subject to a minimum of £2,500 plus VAT.

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.

CONTACT DETAILS

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLISHED: JULY 2024**