

**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**

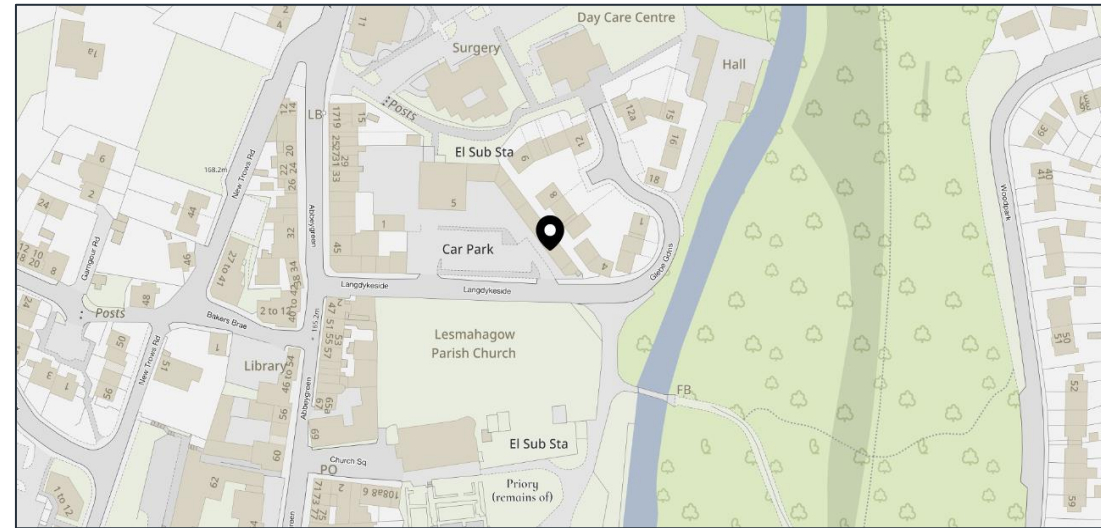
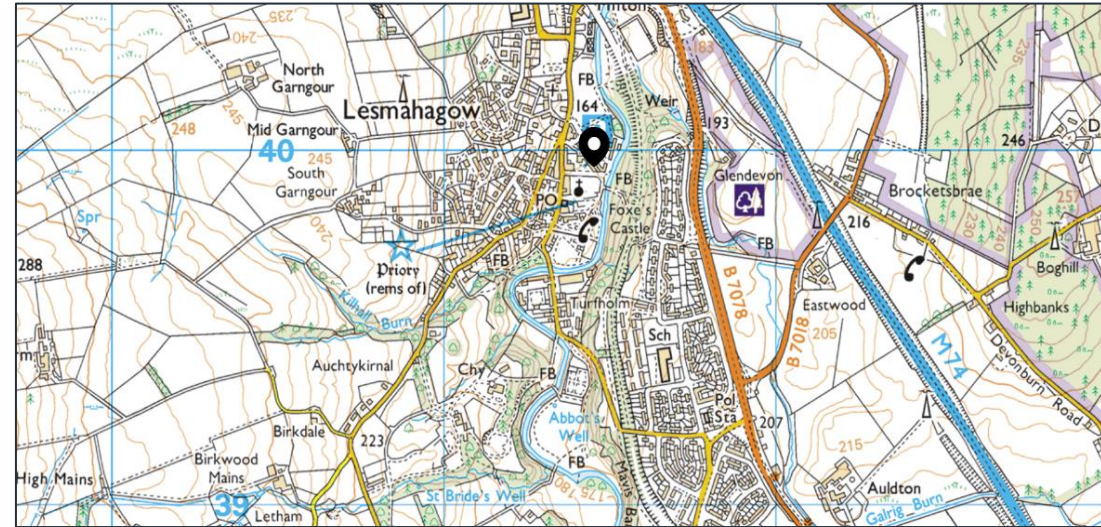
The subjects at Langdykeside, comprise 5 small garage lock up units, with open space suitable for storing items such as vehicles, equipment, or personal items. The subjects benefit from double door and shutter access.

**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
<b>TOTAL</b>	<b>320.62</b>	<b>3,450</b>

**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 **17<sup>th</sup> October 2024 at 2.30pm** and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://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**

Calvin Molinari  
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**Local Office Contact**

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

**Shepherd Chartered Surveyors**

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