

## RETAIL UNIT

- > NIA: 60.84 SQ M (655 SQ FT)
- > SOUGHT AFTER LOCATION
- > PROMINENT FRONTAGE
- > ON STREET-CAR PARKING
- > NO VAT PAYABLE
- > RENT: OIRO £10,000 PAX

**44 WATERSIDE STREET, STRATHAVEN, ML10 6AW**

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

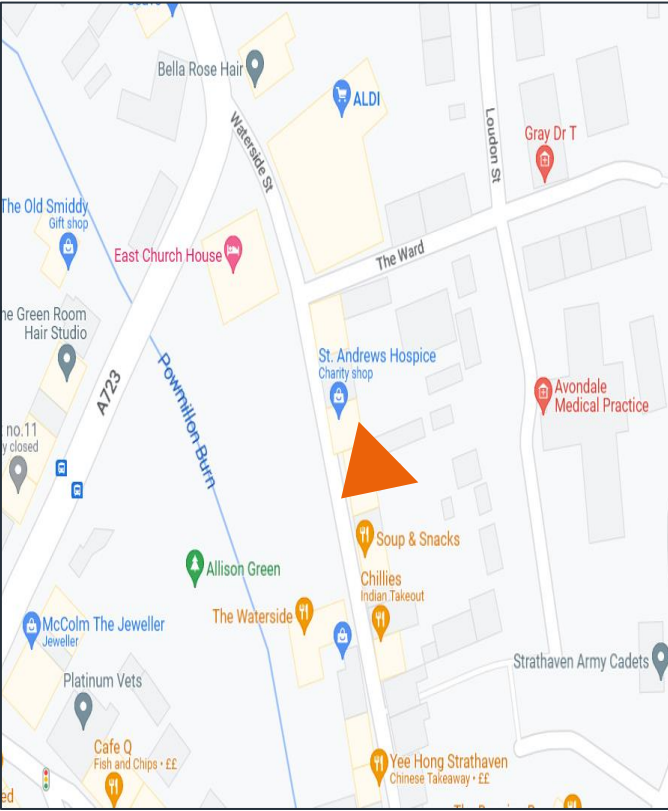


# TO LET

**44 WATERSIDE STREET, STRATHAVEN,  
ML10 6AW**

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the NIA of the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	60.84	655



**LOCATION**

Strathaven is an attractive market town within South Lanarkshire. The town enjoys excellent transport links being located a short distance from junction 8 of the M74 motorway which connects with Central Scotland's main motorway network lying approximately 8 miles south of Hamilton.

In addition, the town of Strathaven lies on the A71 tourist route which runs from the Ayrshire coast to Edinburgh. Strathaven has a population of circa 7,700 persons and enjoys a good range of services and facilities with a reasonable mix of retailers represented in the area.

The subjects are located on Waterside Street and are located within close proximity to an Aldi supermarket. Waterside Street also hosts a number of local businesses which serve the local population. The subjects are situated within walking distance of the town centre and there are various transport links close by.

The adjacent plan illustrates the approximate location of the subjects for information purposes only.

**DESCRIPTION**

The property comprises a traditional ground floor retail unit, forming part of the ground floor of a three-storey building.

Internally, the property provides an open plan retail unit towards the front of the premises with 3 separate rooms towards the rear of the premise. Internally, the subjects are finished with painted plastered walls and a vinyl floor coverings. The unit benefits from a high degree of natural light from the prominent glazed display.

The property was most recently occupied by a beauty parlour, however, would suit alternative uses subject to obtaining the necessary planning consent.

Staff welfare facilities and an ancillary storage area are situated towards the rear of the unit.

**RENT/LEASE TERMS**

Our client is seeking offers in the region of £10,000 per annum.

**RATING**

The subjects have been provisionally entered into the April 2023 valuation roll at £3,500. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2022/2023 is 49.8p to the pound.

**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. It will be incumbent upon any purchaser to satisfy themselves in this respect.

**EPC**

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

**VAT**

There is no VAT payable on this property.

**LEGAL COSTS**

Please note that each party will be responsible for their own legal costs relative to the letting.

**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.

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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF  
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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. **REVISED : MARCH 2023**