

TO LET HOT FOOD TAKEAWAY

**84 HIGH STREET
LANARK
ML11 7ES**

Location

Lanark is a busy market town lying approximately 20 miles south east of Glasgow and 30 miles south west of Edinburgh. The town has a resident population of circa 9,000 persons with a catchment in excess of 55,000 persons.

The property occupies a prominent position on the south side of the High Street with nearby retailers being a mix of multiple and local traders to include, Boots, Nationwide, Royal Bank Of Scotland and Allure Beauty.

Description

The property is a self-contained retail unit offering accommodation on ground floor only. The unit benefits from customer area to the front with kitchen, staff and wc facilities to the rear. On street parking is available outside the subjects.

Accommodation

From our measured inspection we would confirm that the property extends to the following areas and dimensions:

Gross Frontage:	21' 11"	(6.68 m)
Net Frontage:	17' 11"	(5.46 m)
Net Internal Area:	651 sq ft	(60.47 m ²)

Energy Performance Certificate

An EPC has been commissioned, further details on request.



VAT

All terms are quoted net of VAT where applicable.

Planning

The shop has Hot Food Takeaway Consent.

Lease

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews.

Rent

Rental offers in the region of £25,000 per annum exclusive are sought.

Rates

The property is entered in the Valuation Roll as follows:

Rateable Value ('26/'27): £9,800

Legal Costs

Each party to be responsible for their own legal costs with the ingoing Tenant being responsible for LBTT.

Entry

By agreement.

Money Laundering Regulations

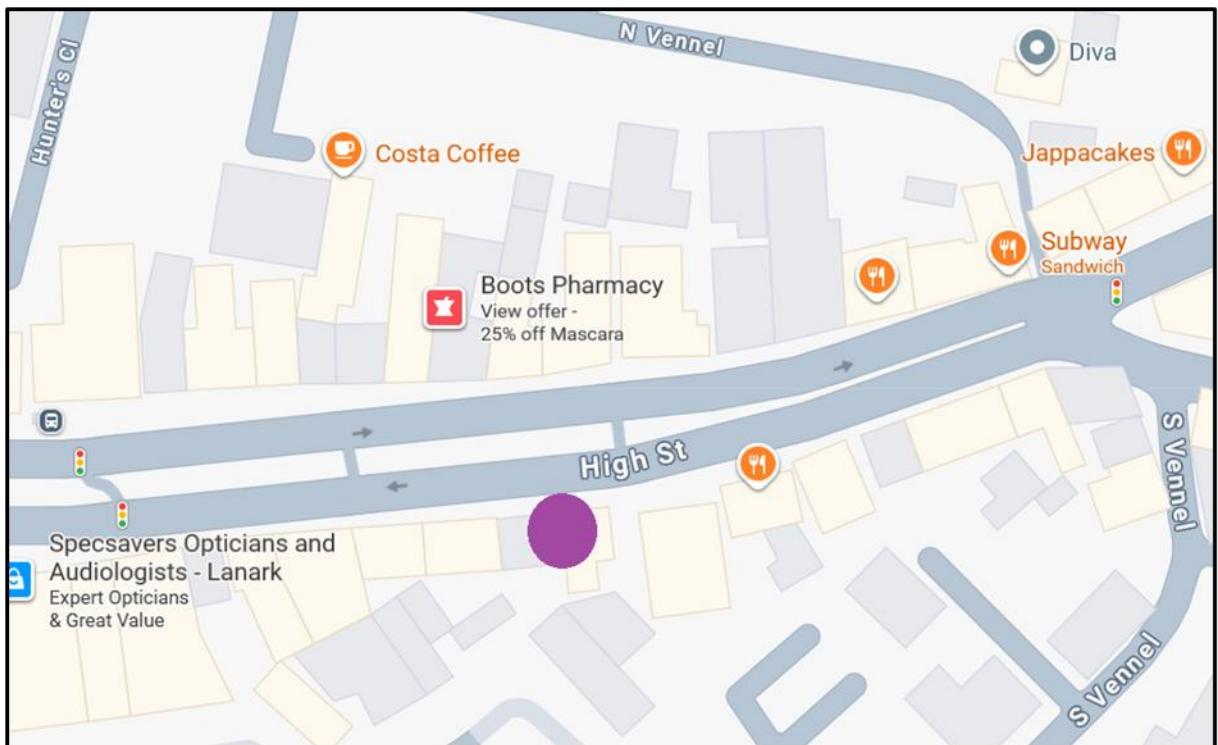
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

Appointments to view to be arranged through the sole agents.

Whitelaw Baikie Figes
Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details dated 25th February 2026

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
- all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so
- no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property
- all prices, rents and premiums quoted are exclusive of VAT at the current rate
- any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.