

72 UNION STREET, LARKHALL ML9 1DR

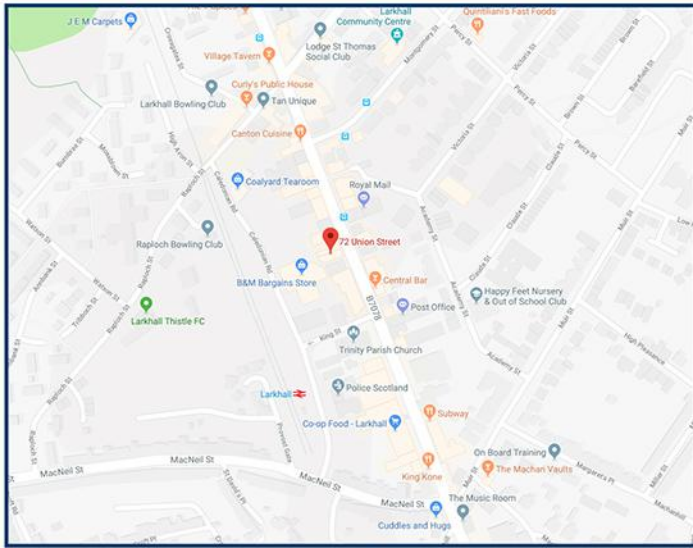


TSB BANK INVESTMENT OPPORTUNITY

The subjects are located on Union Street in Larkhall in South Lanarkshire which has a population of approximately 15,000 persons.

Union Street is the main retail parade within Larkhall with ample on street and dedicated car parking along with ample public transport links.

- Prime Town Centre Investment
- Let to Lloyds TSB Scotland Ltd
- Passing Rent of £23,000p.a.x
- Lease Expiry 15/5/2021
- O/O £320,000



Location

The subjects are situated on the West side of Union Street facing East equi-distant to its junctions with King Street and Montgomery Street. Neighbouring occupiers include; Greggs, B&M Home Bargains, Lloyds Pharmacy, Ladbrokes, William Hill & Optical Express.



Subjects

The subjects comprise a single storey end terrace bank premises. The subjects are of steel frame construction overlaid by a flat roof of what we believe to be bituminous felt.

The subjects benefit from prominent frontage with automatic entrance doorway. Internally the subjects have been decorated and fit out to Lloyds TSB company branding standards.

The subjects benefit from private office, staff tea prep and w.c. facilities.

TENANCY

Tenant: Lloyds TSB Scotland Ltd

Rent: £23,000p.a.x.

Term: 3rd May 2011 - 15th May 2021

The tenant has a full repairing and insuring lease in place with no due break options remaining.

AREA

The subjects have been measured on a Net Internal Area basis to offer the following:

Ground: 132.46sqm (1,425sq ft)

PROPOSAL

Our client is offering their freehold interest in the subjects for O/O £320,000 representing a Gross Initial Yield of 7.16%

V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

VIEWING

Via appointment with the sole marketing agent ONLY.

Jas Aujla
Will Rennie

TSA Property Consultants
50 Darnley Street, Pollokshields,
Glasgow G41 2SE

T: 0141 2374324
E: info@tsapc.co.uk



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