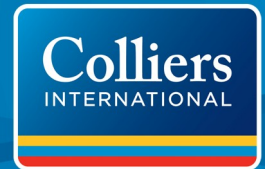


# RETAIL/LEISURE OPPORTUNITY

## 1.2 ACRE SITE FOR SALE

### LARKHALL - Carlisle Road ML9 1NY



- Prominent main arterial road frontage
- Located adjacent to new Lidl
- Site area 1.2 acres (0.486 hectares) approx.
- Existing planning permission for pub/restaurant

#### LOCATION

Larkhall is a busy market town located approx. 14 miles south east of Glasgow and 6 miles south of Motherwell. The town has a resident population of some 15,000 people and an estimated catchment of approximately 55,000.

The site is a few hundred yards north of the four way Junction 8 of the M74 where it intersects with the A71.

The site is located on east side of Carlisle Road (B7078) at its junction with Borland Drive. Carlisle Road is the main arterial route running north/south through Larkhall.

#### DESCRIPTION

The site occupies a prominent main road, corner location with frontages to Carlisle Road and the side road Borland Drive. The site extends to approx. 1.2 acres (0.486 hectares), generally rectangular in shape, and is cleared but covered with scrub grass/vegetation.

Lidl opened their new 20,000 sq ft approx. supermarket on the adjacent site in February 2020 thereby providing a retail draw and attraction to this location.

#### THE OPPORTUNITY

The site is available For Sale and will be of interest to owner-occupiers and developers. The site has existing planning permission for a pub/restaurant but is considered suitable for other commercial

uses including retail (standalone or unit retail terrace), drive-thru, leisure, trade counter etc. or retail, drive-thru and leisure uses.

#### PLANNING

Interested parties should make enquiries with South Lanarkshire Planning Department <https://www.southlanarkshire.gov.uk/> regarding suitability of individual uses.

#### SITE INFORMATION

Technical information on the site is available to interested parties on contacting the selling agents.

#### OFFERS

Offers are invited for the purchase of the heritable interest in the subjects.

#### LEGAL COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

#### VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

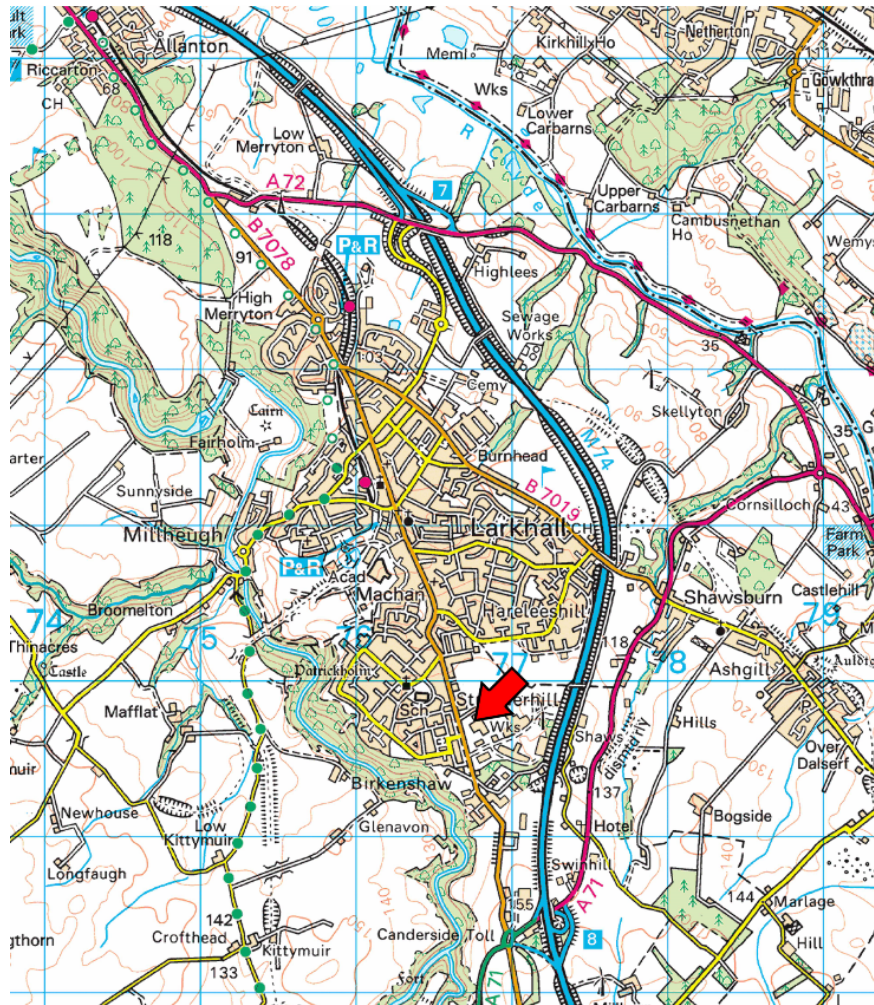
#### CONTACT US

Viewing is strictly by prior appointment with the sole letting agents, through:

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