

FOR SALE

Redevelopment Opportunity

GIA: 1,266.41 SQM (13,632 SQFT)

Category C Listed Building

Located within Lanark Town Centre

Benefits From High Levels of Passing Traffic

Suitable For Redevelopment (Subject to Planning)

Sale Price: Offers In Excess of £95,000



[Click Here For Location](#)



REGAL BUILDING, BANNATYNE STREET, LANARK, ML11 7JS

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132



Whyte
&Barrie



Description

REGAL BUILDING, BANNATYNE STREET, LANARK, ML11 7JS

Location

Lanark is located approximately 25 miles South-East of Glasgow and 32 miles South-West of Edinburgh, held within the South Lanarkshire Council's district.

Lanark benefits from strong transport links with both the M74 motorway and A721 located nearby, offering connectivity to Glasgow City Centre, Edinburgh City Centre and Scotland's wider motorway network. Lanark Train Station is located directly opposite the subject property, providing frequent services to Glasgow Central Station and Edinburgh Waverly Station

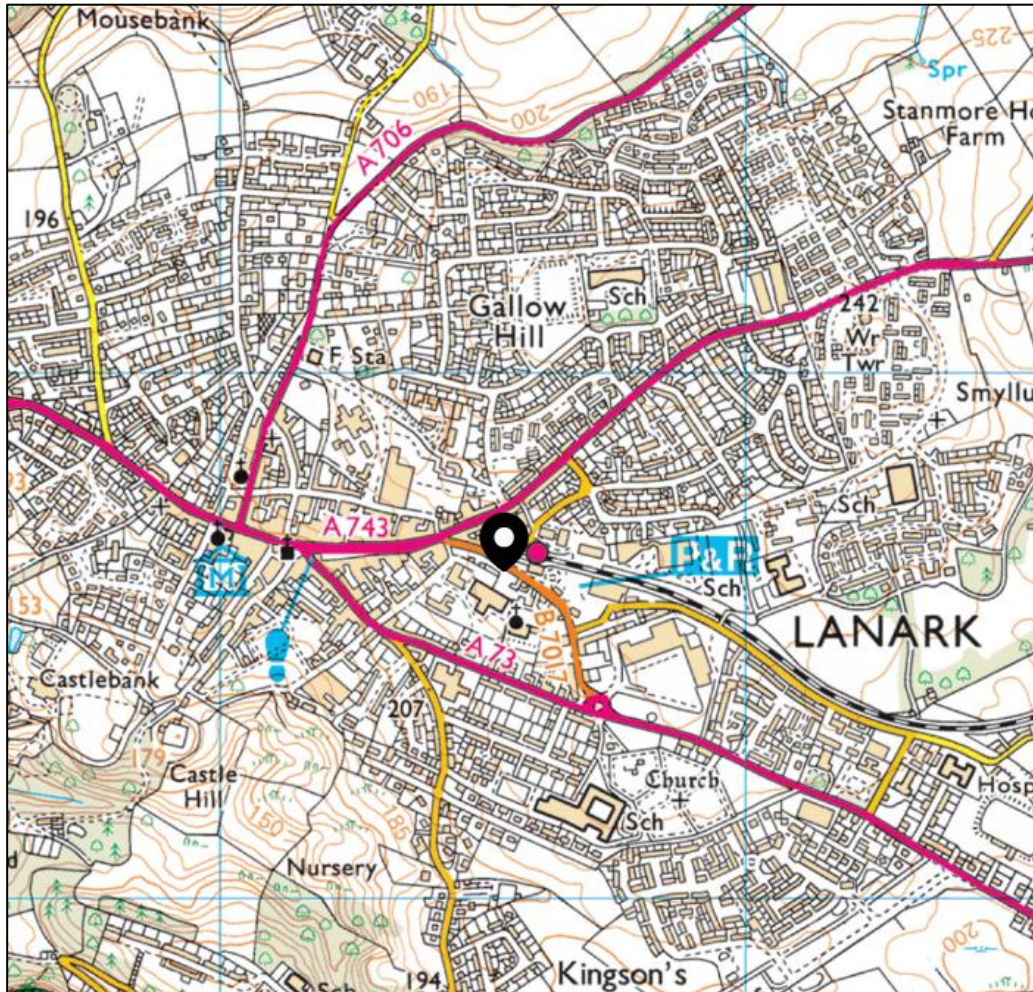
More specifically, the subjects occupy a prominent pitch on Bannatyne Street, just off High Street within Lanark Town Centre which acts as Lanark's main retailing thoroughfare. The surrounding area benefits from a blend of residential and commercial operators including Tesco, Costa and Greggs

Description

The subjects comprise a self-contained premises spanning across ground, first and second floor level, formerly being utilised as a cinema. The property benefits from dedicated pedestrian access via Bannatyne Street.

Internally, the subjects consist of a mixture of open-plan and cellular leisure accommodation, with dedicated W/C facilities provided on each floor. The property benefits from an internal stairwell, offering convenient access between both levels. The subjects would be well suited to a variety of uses, including a cinema, community hub, performing arts centre or residential redevelopment

The property is in a dilapidated condition, and no further works will be completed by our client while it is on the market. Furthermore, given the condition of the property, there shall be no viewings available.



[CLICK HERE FOR LOCATION](#)



SALE PRICE

Our client is looking for offers in excess of £95,000 for their heritable interest in the subject property.

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.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

ENERGY PERFORMANCE CERTIFICATE

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

RATEABLE VALUE

	Rateable Value
46a Bannatyne Street	£2,500
48 Bannatyne Street	£2,200
48b Bannatyne Street	£8,000

Current 2024/25 Values will remain for 2025/26, however rate poundage drops 49.8p to 48.1p to the pound. As such, the subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	906.16	9,754
First Floor	329.02	3,542
Second Floor	31.23	336
TOTAL	1,266.41	13,632

the above floor areas have been provided on a gross internal floor area basis, in accordance with the rics code of measuring practice (6th edition).

Get in Touch

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



Calvin Molinari
c.molinari@shepherd.co.uk
M: 07920 824408



Fraser McDonald
fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Shepherd Chartered Surveyors
2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF
t: 0141 331 2807



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.

shepherd.co.uk

