



208 Riverside Road

Kirkfieldbank, Lanark, ML11 9JJ

**Offers in the region of £60,000**

**PRICE REDUCTION!!**

Retail Premises situated in an enviable position within the charming village of Kirkfieldbank, nestled in the ever-popular Clyde Valley.

Formerly a Village Store this modern and spacious unit could be utilised for a number of opportunities, including a tea room, office space or gift shop etc subject to consents.

Comprising ground floor premises with double frontage, offering an excellent street presence with the main shop being approx 500 sq2, back shop storage areas and wc facilities.

The village of Kirkfieldbank is one of four villages located within the Clyde Valley and located close to the town of Lanark, offering buyers a true village atmosphere and a country lifestyle on your doorstep. The Clyde Valley is renowned for its variety of garden centres and scenic walks. Winding its way from junction 7 of the M74 motorway near Hamilton to the historic town of Lanark.

Rateable Value £8,200  
EPC - to be confirmed  
Date of Entry - negotiable

- Offering an enviable position in the Clyde Valley
- Bright, modern and versatile interior layout
- Double Shop Frontage
- Suitable for retail, office, beauty, or food use
- **SIGNIFICANT PRICE REDUCTION**

**Viewing**

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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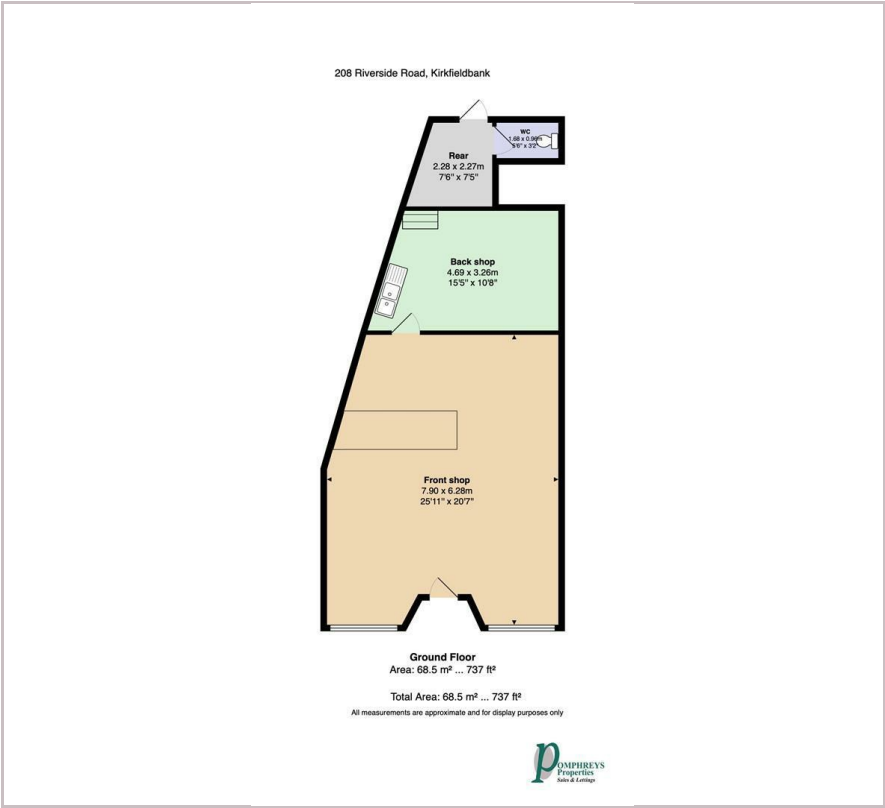


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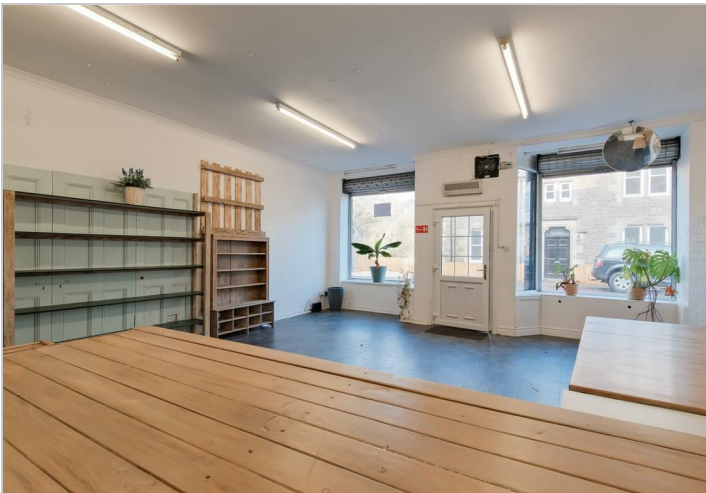
Floor Plan



Area Map



Energy Efficiency Graph



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