



## 26 Bloomgate

, Lanark, ML11 9ET

### £750 Per month

Pomphreys Properties are delighted to offer Commercial Premises in Lanark Town Centre. Previously a cafe with Class 1 consent, the property could suit any retail use or office's subject to any necessary local authority approval

Featuring a spacious open plan unit with large window frontage, storage areas and toilet facilities

NO RATES ARE PAYABLE FOR THESE PREMISES

#### Location

The property has a prominent location at the start of Lanark Town Centre attracting a large number of footfall and vehicles

Amenities are within walking distance of the premises and Lanark Train Station is located nearby

#### EPC D

Lanark is within easy reach of both Glasgow and Edinburgh by road or rail. The property benefits from a central location with an array of shops, restaurants and other amenities on the doorstep. Nearby public car parks are easily accessible.

- OPEN PLAN COMMERCIAL UNIT
- PREVIOUSLY A CAFE WITH CLASS 1 CONSENT
- NO RATES PAYABLE
- EXCELLENT LOCATION
- IMMACULATE THROUGHOUT
- SUITABLE FOR OFFICE PREMISES

### 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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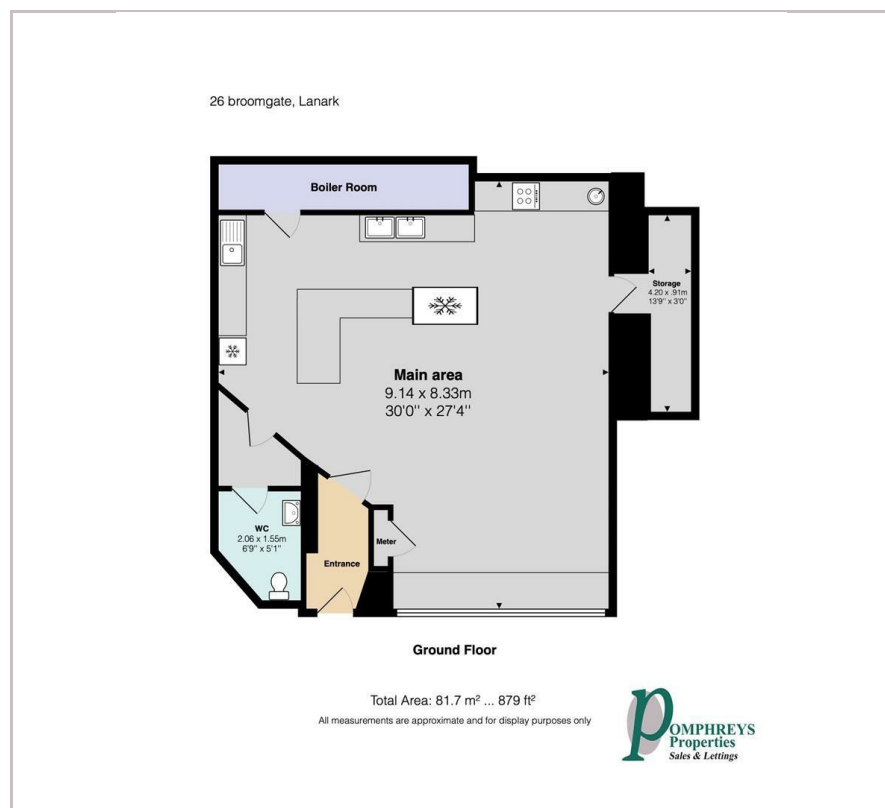
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## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.