



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 Hartilith to the historic town of Lanark.

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

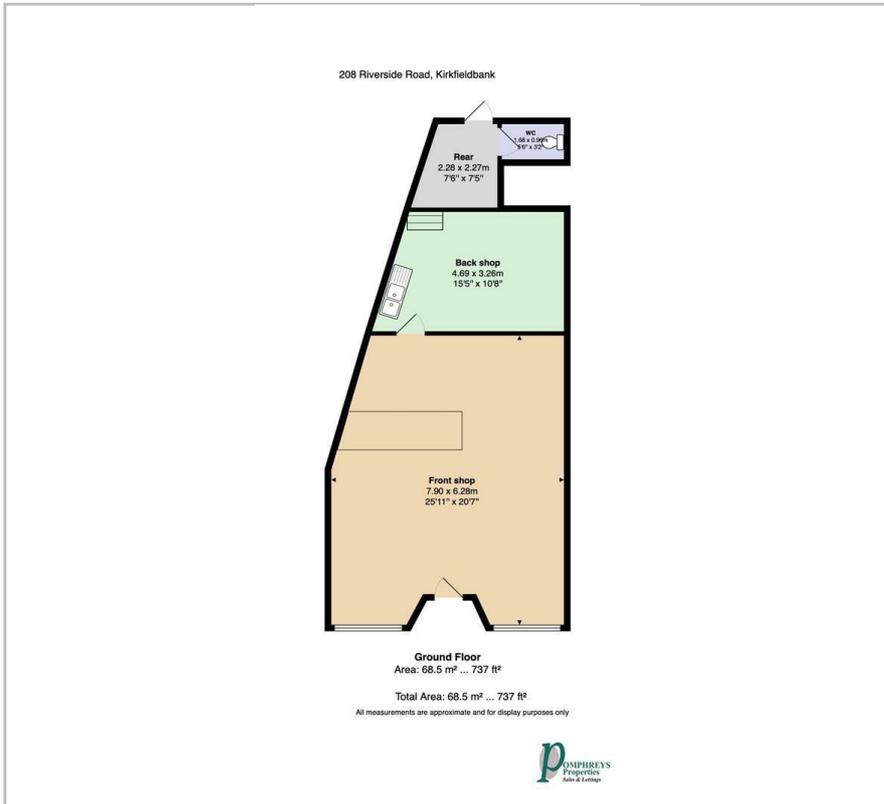
- Offering an enviable position in the Clyde Valley
- Bright, modern and versatile interior layout
- Double Shop Frontage
- Suitable for retail, office, beauty, or food use
- **SIGNIFICANT PRICE REDUCTION**

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.