

**Lot 48, 10-12 London Street, Larkhall Nr Glasgow,  
ML9 1AG**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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## Property Information

### Heritable Retail and Residential Investment

- Comprises substantial funeral parlour, beauty salon and a 3 bed flat
- Funeral Parlour let to Dignity Funerals Limited on a 40 year lease until July 2037 (No breaks)
- Site area of approx. 0.21 Ha (0.51 Acres)
- Total commercial floor area of 586.02 sq. m. (6,307 sq. ft.)
- Nearby occupiers include Costa, Boots, B&M, Farmfoods, Co-op and Greggs
- VAT free investment

#### Lot

48

#### Auction

10th July 2025

#### Rent

£55,600 per Annum Exclusive

#### Status

Available

#### Sector

Retail, High Street Retail,  
Residential

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 13 miles south east of Glasgow  
**Roads** M74, A71  
**Rail** Larkhall Railway Station, Merryton Railway Station  
**Air** Glasgow International Airport

### Situation

The property is situated on the east side of London Street, the primary retailing thoroughfare in Larkhall town centre. Nearby occupiers include Costa, Boots, B&M, Farmfoods, Co-op and Greggs.

### Tenure

Heritable. (Scottish equivalent of English Freehold)

### Description

The property comprises a substantial ground floor funeral parlour, a separate shop, together with a separately accessed 3 bedroom flat on the first floor.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Funeral Parlour	462.34	(4,976)	DIGNITY FUNERALS LIMITED (1)	40 years from 04/07/1997 until 03/07/2037	£34,000	04/07/2027 04/07/2032
Ground	Retail	123.68	(1,331)	QUEENZY LOOKS LIMITED t/a Queenzy African Stores and Beauty Salon	5 years from 28/04/2025	£15,000	-
First	3 bed flat	-	-	INDIVIDUAL	AST from 28/04/2025	£6,600	
Total Approximate Commercial Floor Area		586.02 (2)	(6,307) (2)			£55,600	

(1) Dignity Funerals Limited is one of the UK's most trusted providers of Funeral Services and Prepaid Funeral Plans. Dignity owns over 800 funeral locations and operates 46 crematoria in the UK ([www.dignityfunerals.co.uk](http://www.dignityfunerals.co.uk)).

(2) The commercial floor areas stated above are those published by the Scottish Assessors Agency ([www.saa.gov.uk](http://www.saa.gov.uk)).



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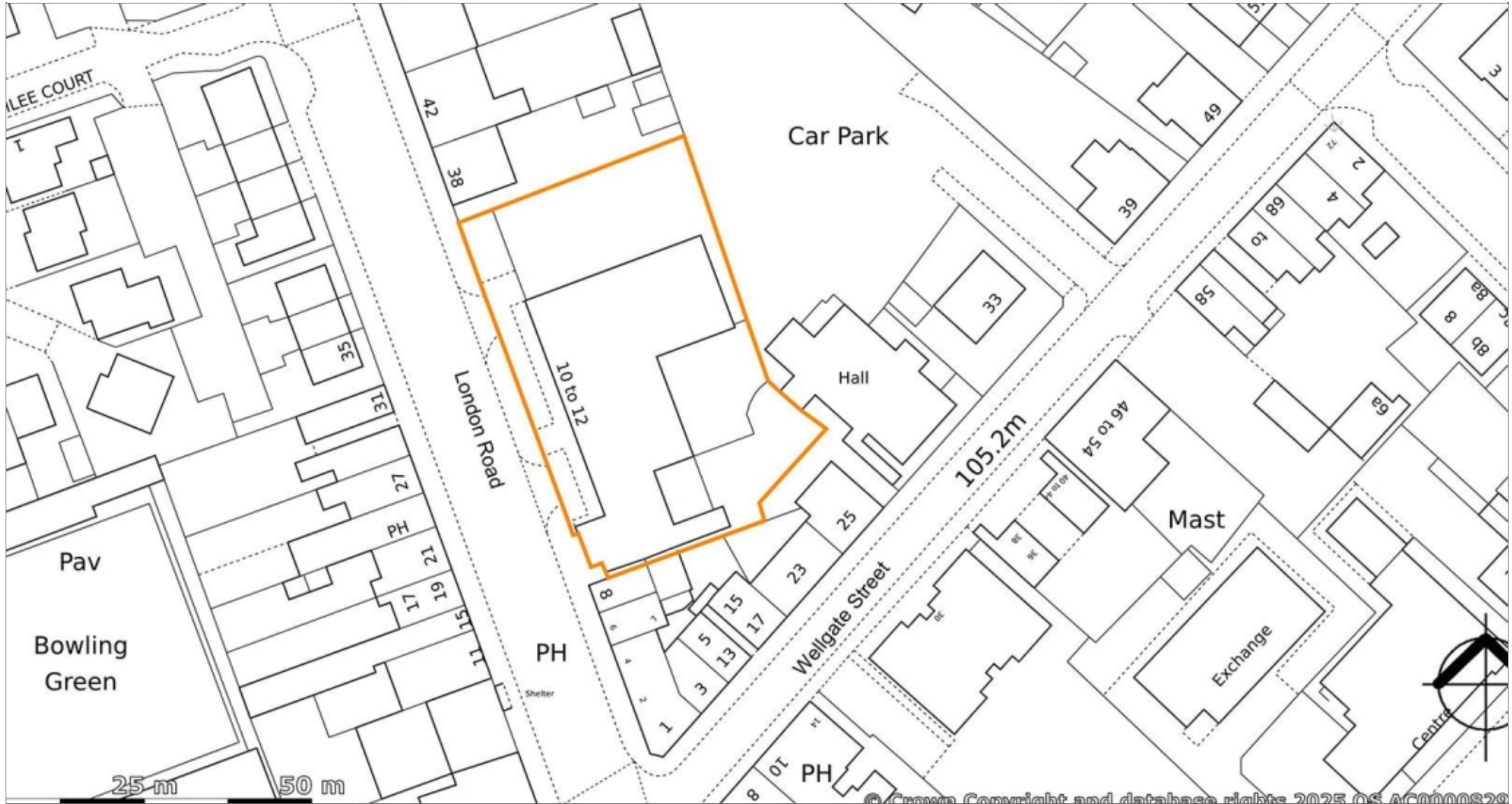




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## Contacts

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2024