

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

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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

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.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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	X bed flat	-	-	INDIVIDUAL	AST from 28/04/2025	£6,600	
Total Approximate Commercial Floor Area		586.02	(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).

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

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

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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

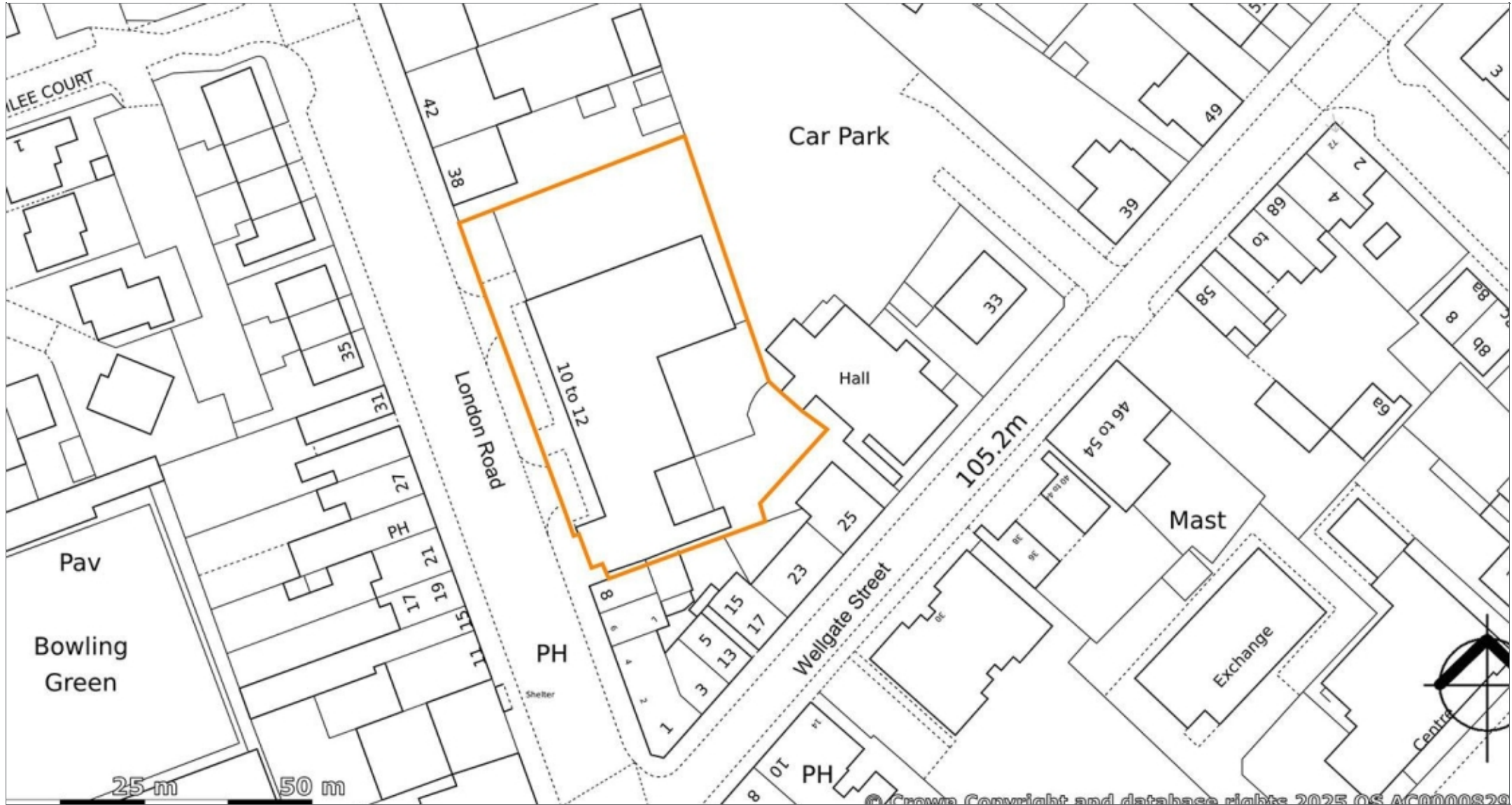
For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 48, 10-12 London Street, Larkhall Nr Glasgow,

ML9 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Wright Johnston & Mackenzie
St Vincent Plaza 319 St Vincent Street
Glasgow
G2 5RZ

Sarajane Drake
0141 248 3434
sjd@wjmc.co.uk

Amen Chaudry
0141 248 3434
axc@wjmc.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024