

**Lot 49, 10 Woodstock Road, Lanark,**

**ML11 7DH**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Long Let Heritable Funeral Parlour Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Long Let Heritable Funeral Parlour Investment

- Let to Dignity Funeral Limited on a 40 year lease until July 2037 (no breaks)
- Funeral parlour of approx. 81.59 sq m (877 sq ft) over ground and first floors
- 5 yearly rent reviews
- On site car parking
- Immediately adjacent to Lanark Railway Station and Woodstock Medical Centre
- VAT free investment
- 

#### Lot

49

#### Auction

10th July 2025

#### Rent

£5,500 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 22 miles south east of Glasgow  
**Roads** A743, A72, 2706, M74  
**Rail** Lanark Railway Station  
**Air** Glasgow International Airport

### Situation

The property is located on the south side of Woodstock Road in the centre of Lanark, immediately adjacent to Lanark Railway Station and Woodstock Medical Centre.

### Tenure

Heritable. (Scottish equivalent of English Freehold)

### Description

The property comprises a funeral parlour arranged over the ground and first floors.

### 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 First	Funeral Parlour Office	40.64 40.95	(437) (440)	DIGNITY FUNERALS LIMITED (1)	40 years from 04/07/1997 until 03/07/2037	£5,500	04/07/2027 04/07/2032
<b>Total</b>		<b>81.59</b>	<b>(877)</b>			<b>£5,500</b>	

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



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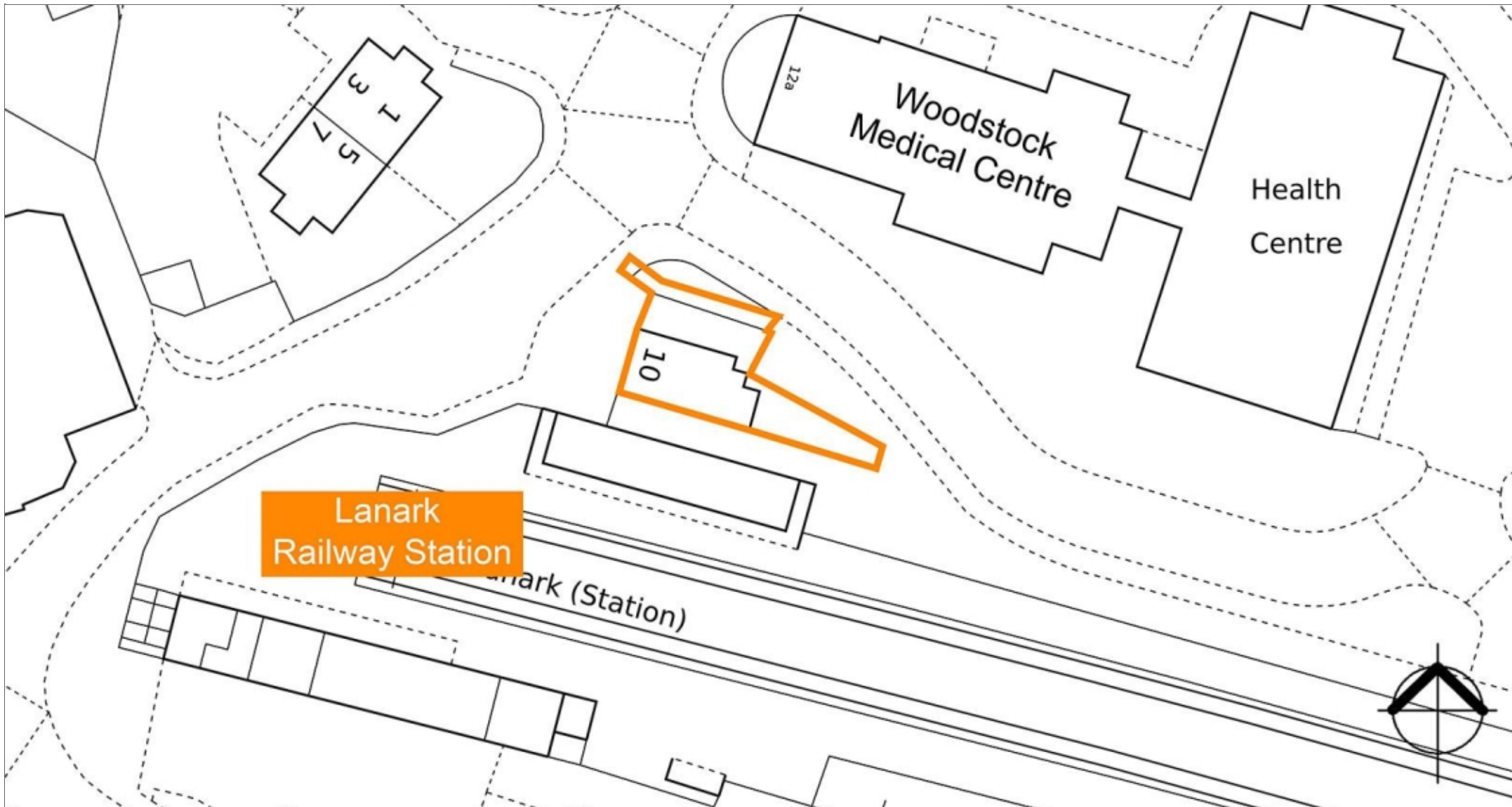
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## Contacts

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2024