

Lot 50, 1 Baker's Brae, Lesmahagow, Lanark,

ML11 0EP

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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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. 50.95 sq m (584 sq ft) over ground and basement
- 5 yearly rent reviews
- VAT free investment

Lot

50

Auction

10th July 2025

Rent

£3,000 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles 21 miles south east of Glasgow
Roads M74
Rail Larkhall Railway Station
Air Glasgow International Airport

Situation

The property is situated on the south side of Bakers Brae, at its junction with New Trows Road and Garngour Road. Lesmahagow is located on the M74 providing direct access to Glasgow, 21 miles north west.

Tenure

Heritable. (Scottish Equivalent of English Freehold)

Description

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

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.

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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 Basement	Funeral Parlour Ancillary	41.95 9.00	(451) (96)	DIGNITY FUNERALS LIMITED (1)	40 years from 04/07/1997 until 03/07/2037	£3,000	04/07/2027 04/07/2032
Total		50.95	(574)			£3,000	

(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).

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2024