



THE MASONS ARMS HOTEL

30 Abbeygreen, Lanark, Lesmahagow, South Lanarkshire, ML11 0EQ



THE MASON'S ARMS HOTEL

The **Mason's Arms Hotel** is a fantastic business that is trading successfully but has the opportunity to be upgraded and modernised into something very special. The property itself is situated over two levels that can be utilised in different ways. Located in the heart of **Lesmahagow** this family business has a great reputation for entertainment and live music.

Ground level: Currently the ground level has a spacious bar area which also gives access to the secluded private courtyard. Access to the ladies and gents bathrooms is independently accessed from the bar area. There is also a very large store area currently unused however with the correct consents could easily be used as a restaurant or private function suite. Behind the bar area you will find a large barrel room and storage area.



the **BAR**



the **BAR, WC & KITCHEN**

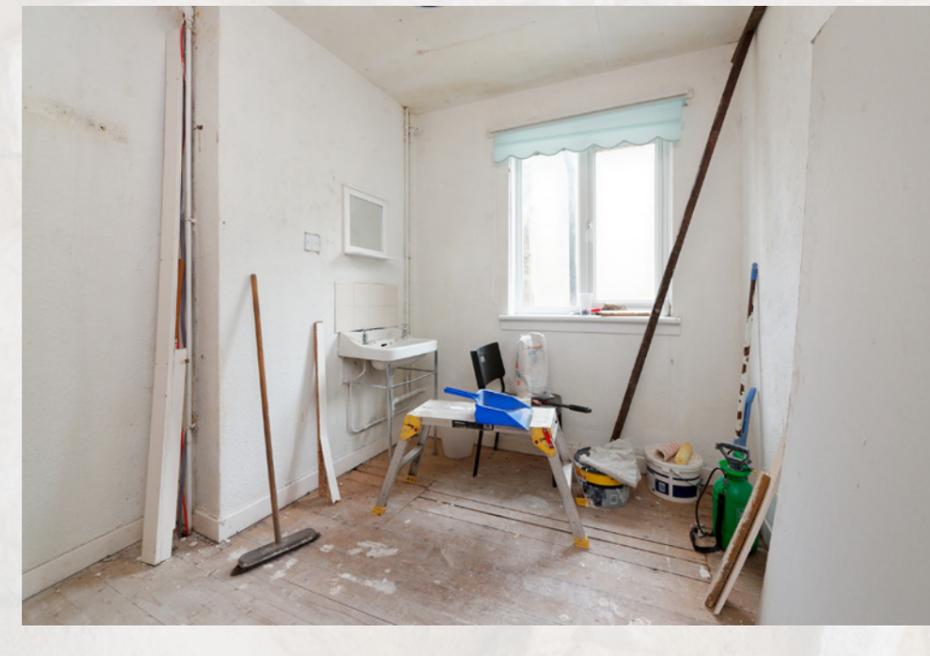
First floor: The upper level offers five spacious bedrooms. This is an area that has real potential for growth. On the upper level, there are separate living quarters for the new owners with a kitchen area, lounge, bathroom and bedroom.

The business has its own private courtyard to the rear that is accessed through the double gates and offers further space to expand.

This is a truly unique opportunity, the property also has the potential to be redeveloped completely into a luxury high-end hotel or a very prestigious residential residence following the correct planning applications.

Services: Gas, electric, telephone, broadband and water mains serviced.

Tenure: Freehold



the **BEDROOMS**



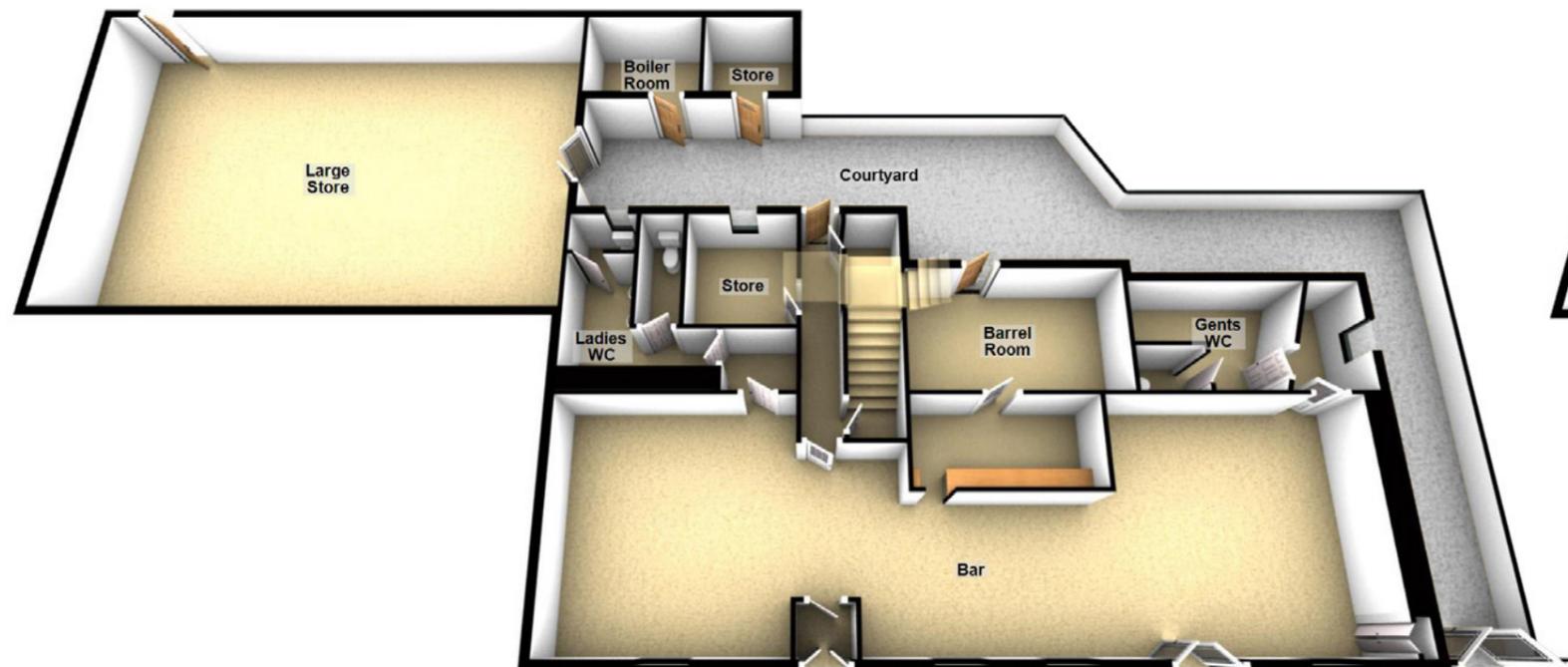
... A TRULY UNIQUE OPPORTUNITY, THE PROPERTY ALSO HAS THE POTENTIAL TO BE REDEVELOPED COMPLETELY INTO A LUXURY HIGH-END HOTEL OR A VERY PRESTIGIOUS RESIDENTIAL RESIDENCE ...

the PRIVATE ACCOMMODATION



the **COURTYARD**

the FLOOR PLAN



Approximate Dimensions (Taken from the widest point)

Ground Floor

Bar	16.40m (53'10") x 5.00m (16'5")
Barrel Room	4.50m (14'9") x 2.65m (8'8")
Ladies WC	3.40m (11'2") x 1.40m (4'7")
Gents WC	2.90m (9'6") x 2.35m (7'9")
Large Store	10.90m (35'9") x 7.20m (23'7")
Store	2.00m (6'7") x 2.00m (6'7")
Boiler Room	2.60m (8'6") x 2.00m (6'7")
Store	2.50m (8'2") x 2.30m (7'7")
Courtyard	13.50m (44'4") x 5.30m (17'5")

First Floor

Reception 1	6.40m (21') x 5.15m (16'11")
Reception 2	5.80m (19') x 5.15m (16'11")
Kitchen	3.95m (12'11") x 3.80m (12'6")
Room 1	3.25m (10'8") x 2.70m (8'10")
Room 2	3.05m (10') x 3.00m (9'10")
Room 3	3.05m (10') x 3.00m (9'10")
Room 4	3.00m (9'10") x 2.55m (8'4")
Room 5	3.65m (12') x 2.90m (9'6")
Room 6	3.30m (10'10") x 2.75m (9')
Lounge	4.50m (14'9") x 3.65m (12')
Bathroom	2.25m (7'4") x 1.80m (5'11")
Bathroom 2	3.00m (9'10") x 1.85m (6'1")
WC	2.30m (7'7") x 1.40m (4'7")
WC	1.90m (6'3") x 1.70m (5'7")



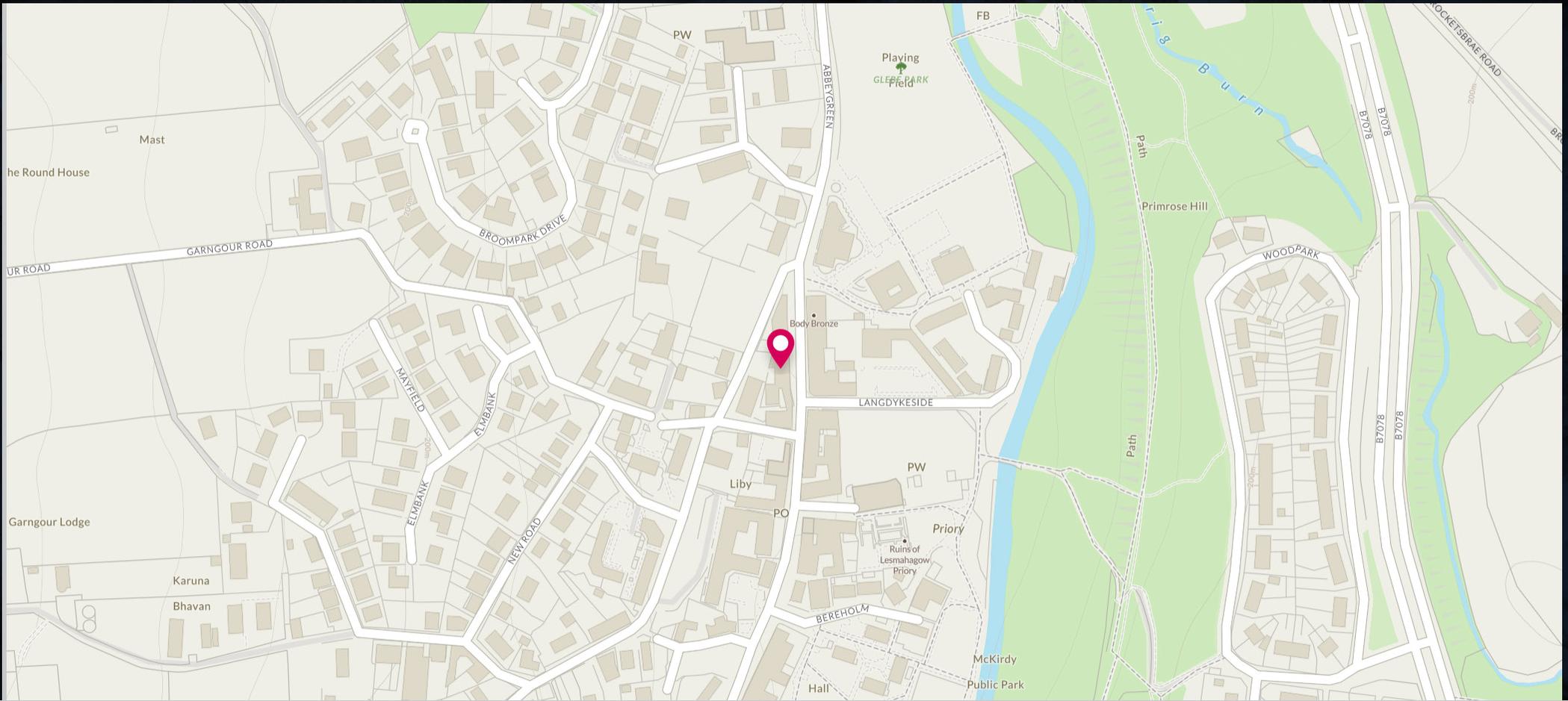
THE LOCATION

Lesmahagow or Lesmahagae, is a small town in the historic county of Lanarkshire on the edge of moorland, near Lanark in the central belt of Scotland. It was also a civil parish and lies west of the M74, and southeast of Kirkmuirhill, which is approximately a ten-minute drive from Hamilton. The M74 is convenient and nearby, providing easy access both north and south-bound, with excellent road links to the surrounding towns and cities, including Glasgow and Edinburgh via the M8 motorway. It is also known as Abbey Green or the Gow.

The village offers a wide range of amenities, including the recently opened Tesco store and fuel station, which is complemented by a variety of local businesses - including a post office, two banks, beauty salon, hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist. This unique opportunity has a prime location on the main street of the town.

There are two primary schools, Milton Primary, which is in the process of having a new building constructed and Woodpark Primary, which recently moved to new premises. The newly constructed High School hosts the Lesmahagow Sports Facility, which is a multi-purpose sports and leisure centre. The village has a real community feel and active community council which hosts its own Highland Games, agricultural show and Christmas "open doors" evening for residents and visitors.





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