



*An excellent opportunity to purchase
a ground-floor commercial unit.*



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McEwan Fraser Legal is delighted to present to the market an excellent opportunity to purchase a commercial property within the Carluke area of South Lanarkshire.

The property is situated in an excellent position with a corner aspect and was most recently operating as a popular dog grooming salon. Due to personal circumstances, the current owner decided to close the business and place the property for sale. The property would suit many businesses including a budding/mobile dog groomer looking for their first premises and an existing company looking to expand or indeed a commercial landlord looking to add to a portfolio.

THE RECEPTION



Accommodation comprises a welcoming reception/waiting area, two dog grooming rooms and a WC. The property is accessed via its own front door and is flooding in natural light thanks to the large double-glazed windows in each room. The property has a CCTV system in operation 24/7.

ROOM 1



ROOM 2 & WC

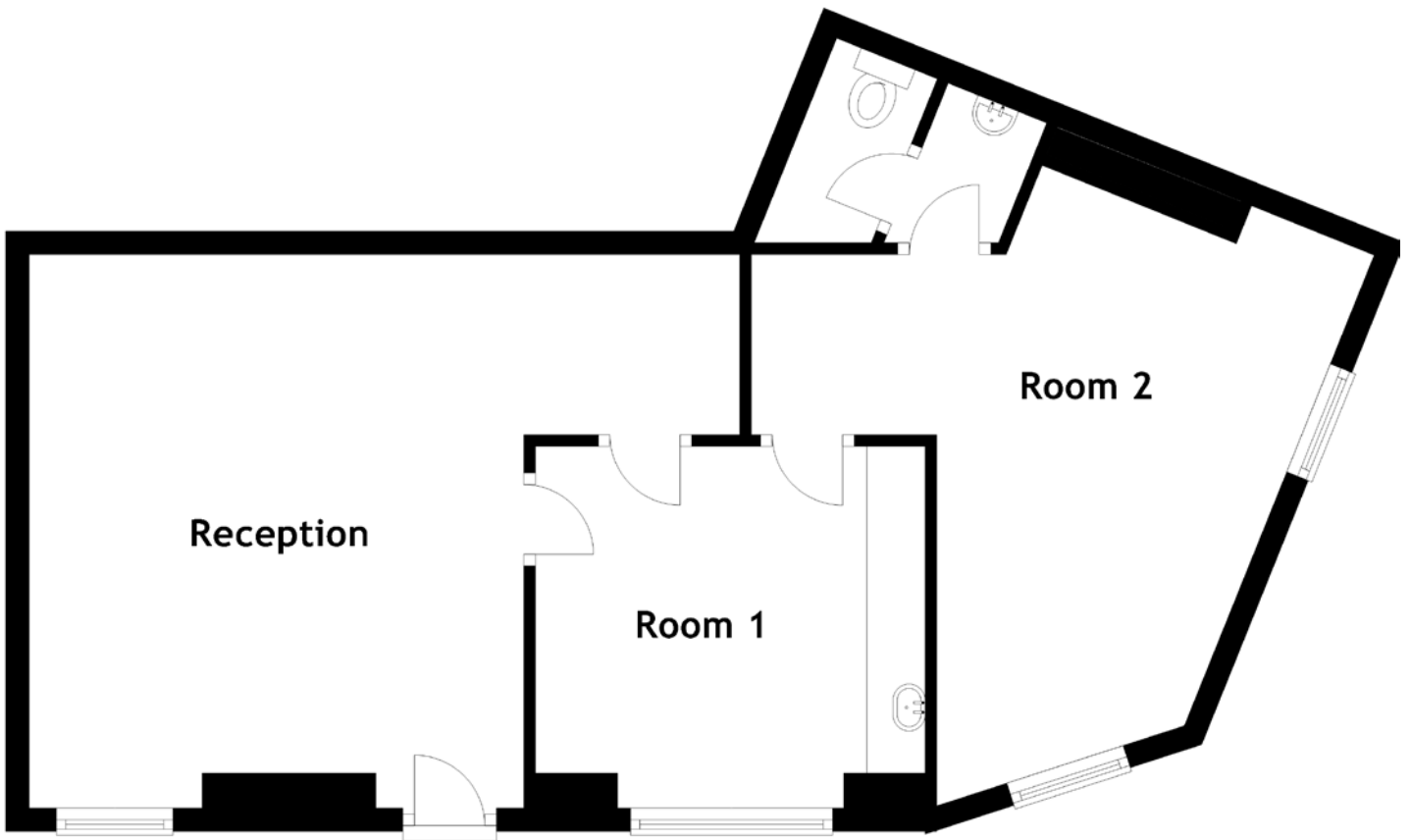


Overall the property is a flexible investment located in a bustling neighbourhood with high footfall.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



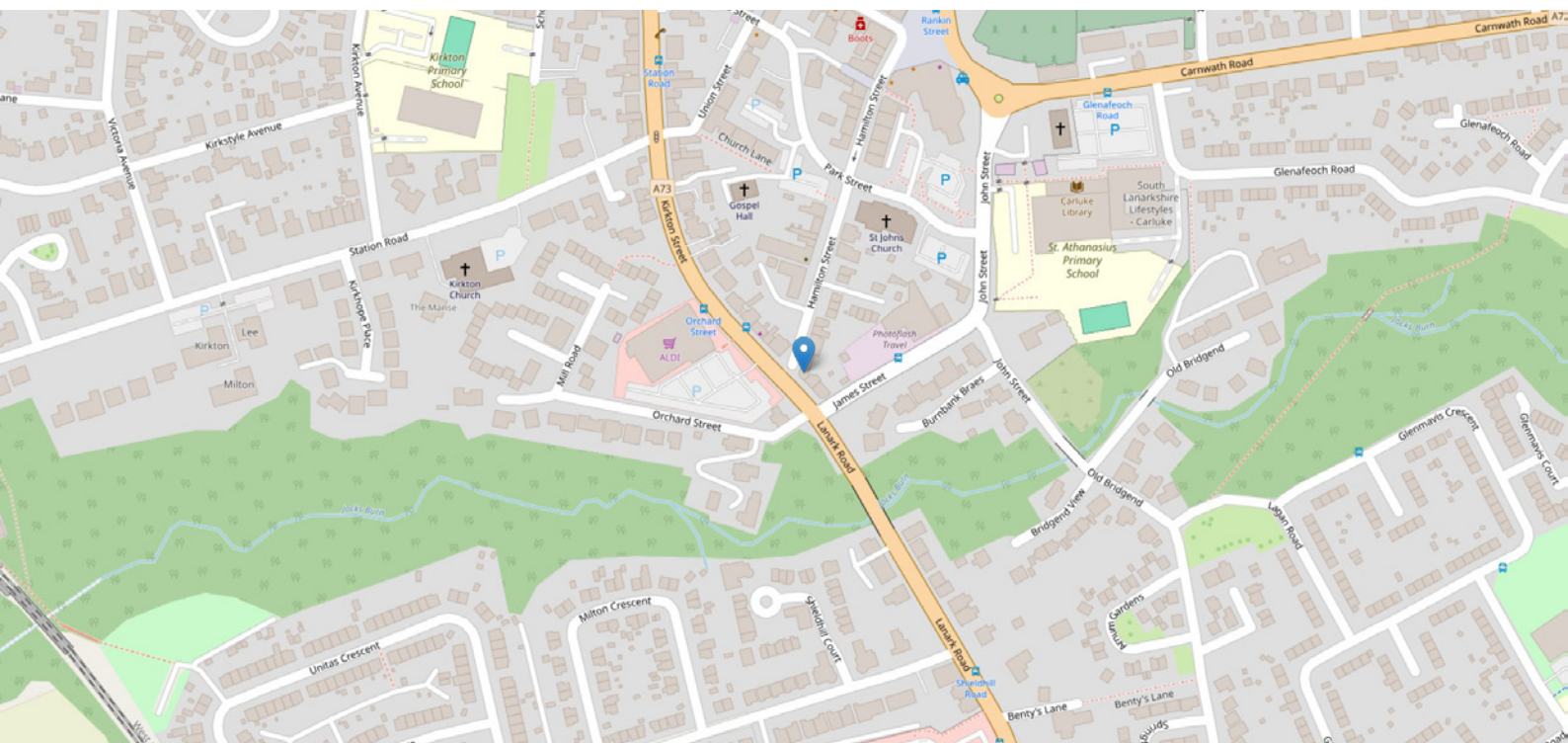
Approximate Dimensions (Taken from the widest point)

Shop Floor
Room 1
Room 2

6.10m (20') x 4.75m (15'7")
3.35m (11') x 3.10m (10'2")
5.70m (18'8") x 5.00m (16'5")

Tenure: Freehold

Services: Mains gas, electricity, drainage and water



THE LOCATION

The scenic town of Carlisle is a very popular place to live and commute from, with great schools and plenty of amenities nearby. With an eighteen-hole golf course, good access to the Scottish Borders and Clyde Valley and excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde.

Carlisle is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh. Edinburgh City is only a thirty-minute drive away, giving good access to all of east-central Scotland. The M74 is also only a fifteen-minute journey time, giving good access to Glasgow and the West of Scotland. All in all, this property is ideally situated for any commuter to either Edinburgh or Glasgow.




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Exchange
Available



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