



13 Station Road | Law | Carluke | South Lanarkshire | ML8 5LN

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# 13 Station Road | Law | Carluke | South Lanarkshire | ML8 5LN

## £125,000 Leasehold

Offering for sale an established business with everything required to immediately start trading. Located within a lease hold premises is the popular village of Law, South Lanarkshire.

A rare opportunity has arisen to purchase an already established business occupying a newly refurbished and tastefully fitted bar/restaurant located in the centre of the village of Law, South Lanarkshire. The restaurant is set over one level with a beer garden to the rear and can currently facilitate around 40 covers. Popular with the locals for bar lunches and evening meals offering a turnkey opportunity to run a popular restaurant/bar. Early viewing is highly recommended.

### Situation

Law is a village situated between Carluke and Wishaw in South Lanarkshire, Scotland with a population of around 2,800. The village lies on the border of North Lanarkshire.

Law is a former mining village, now mainly a low-density residential area. For a small village, Law has a wide range of services, which include Law Community Centre, Scotmid, Post Office, The Auld Store village bar, Boots Pharmacy, Dario's Takeaway, a Barbers, Law Bowling Club, the Room and Kitchen (coffee shop) and various other services, the majority of which can be found on Station Road, the village's main street.

Law Parish Church can be found on Station Road. The church is part of the Church of Scotland and seeks to provide spiritual and pastoral care to anyone in the parish, church member or not, who requires it. A variety of organisations take place in the church for people of all ages including the Boys' Brigade and Girls' Brigade.

Law Primary School has about 300 pupils and with older pupils going on to attend Carluke High School four miles (six km) away.

The West Coast Main Line runs through the Village but the station was closed down several years ago. However, there has been much speculation that it may be reopened in future, due to the proposed building of many new homes on the old site of Law Hospital. If reopened, cities such as Glasgow and Edinburgh could be accessible from Law by train.

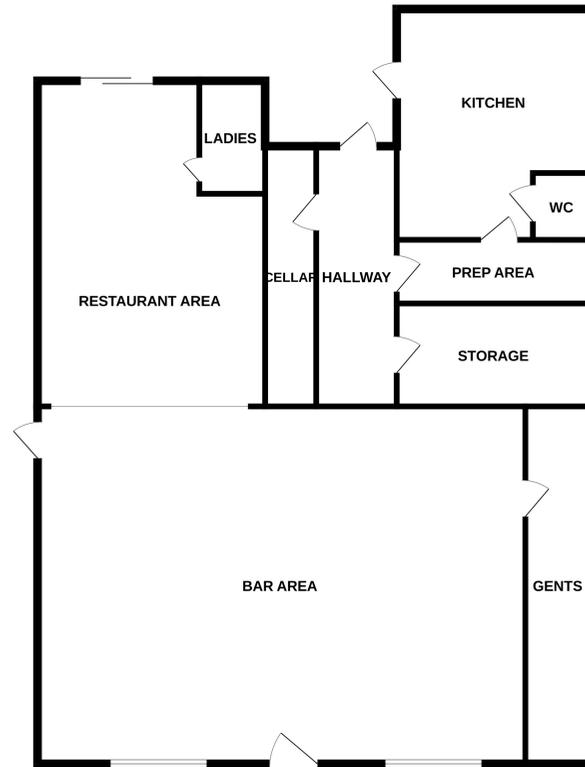
### The Business

Currently the business operates from 13 Station Road, Law and offers lunches and evening meals in the restaurant/lounge area and the bar. The Auld Store is a popular venue for private functions including, christenings, birthday parties, baby showers etc and is popular for drinks with the locals. The current opening hours are Sunday - Thursday 12pm until 12am and Friday - Saturday 12pm - 1am.





## GROUND FLOOR



## Property

The property has been recently fitted out to the highest standard and offers a modern environment to enjoy family meals and cocktails in the sun or a drink after work. Entrance to the main bar area is off the street into the recently fitted restaurant/bar with room for 40 covers, well-equipped commercial kitchen, store areas and ladies, gents, WC and leads to the dining area with a further 25 covers and out to the beer garden at the rear. The property has a modern yet traditional feel throughout.

## External

This Property offers an additional seating area externally. At the rear of the dining area, you will find a pretty beer garden with patio heaters, parasols and picnic benches for around 30 covers.

## Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the same. This will be available to all parties wishing to offer.

## Tenure

The property is being offered on a leasehold basis with the rent sought £26,000 PA

## Services

The property has mains gas, water, drainage, and electricity.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances are to their operability or efficacy as shown. Made with Metropi



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.