

# PRE-LET OPPORTUNITY

**THREE NEW MODERN  
COMMERCIAL UNITS**

**NIA: From 719 sqm (7,739 sqft)**

**Dedicated Staff/Customer Parking**

**Prominent Location Within An  
Established Agricultural Centre**

**Planning Application Approved**

**Rent on Application**



**CLICK HERE FOR LOCATION!**



**LANARK AGRICULTURAL CENTRE, HYNDFORD ROAD, LANARK, ML11 9AX**

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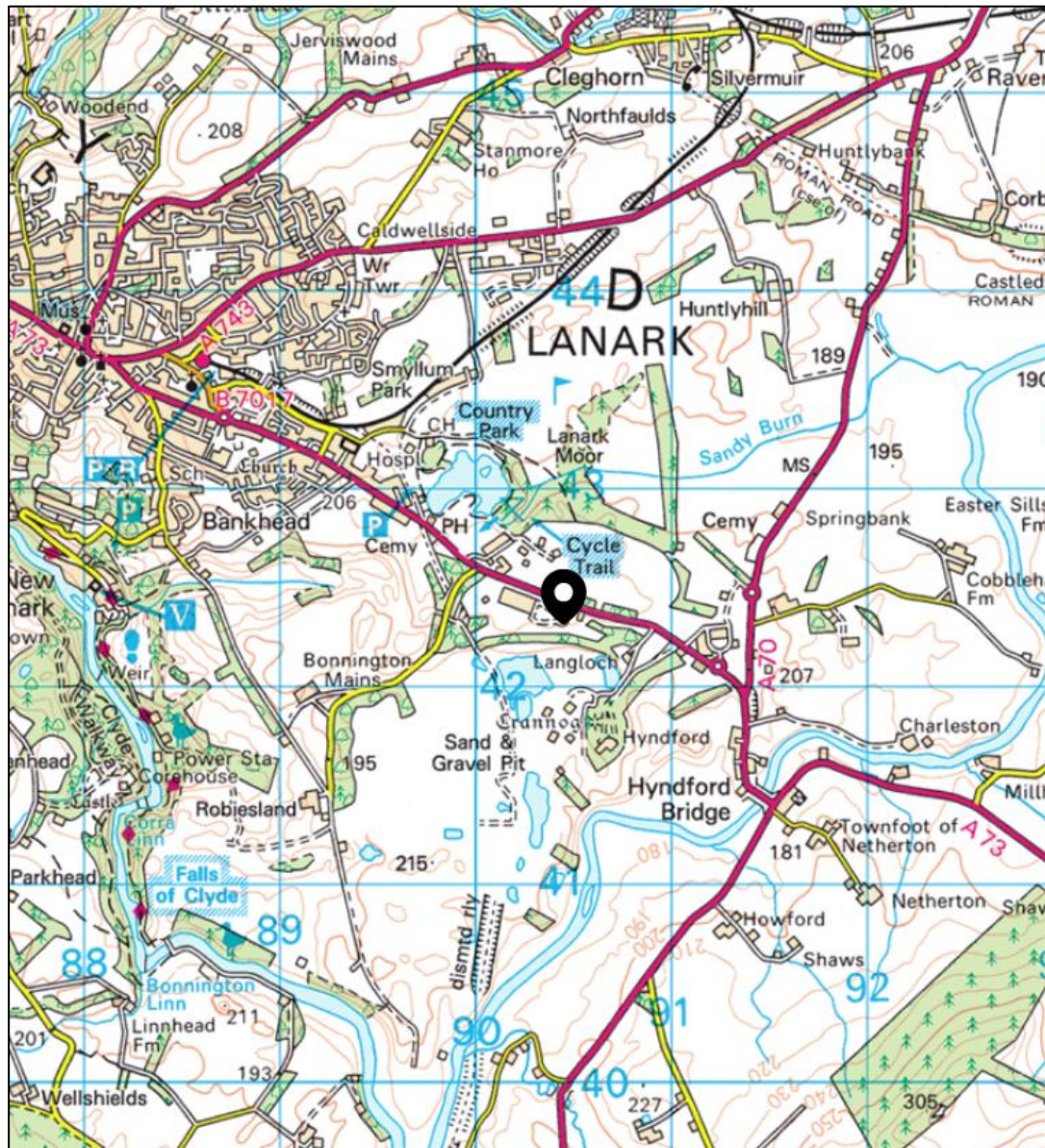


**Whyte  
&Barrie**



# Location

LANARK AGRICULTURAL CENTRE, HYNDFORD ROAD, LANARK, ML11 9AX



The subject development is located in the town of Lanark, within South Lanarkshire around 20 kilometres to the south-east of Hamilton and around a 45-minute drive from Glasgow, Edinburgh and the Scottish Borders. Lanark has a population of circa 8,843 as at the 2022 census, with this forecasted to grow in the coming years as the town and surrounding areas continue to develop.

The site lies within the Lawrie and Symington Agricultural Centre, also known as Lanark Market. The site is home to Lawrie and Symington Livestock Auctions, Lawrie and Symington Country Supplies Shop, Clyde Vet Group and an extensive space hosting weddings and events.

The location enables easy access to the national motorway network with the M74 located nearby and boasts strong public transport links with Lanark train station and bus station within walking distance. Lanark town centre is also located within walking distance containing a range of local amenities including popular shops, cafes, restaurants and local businesses.

New Lanark, a small 18th-century village, also lies within close proximity containing the Falls of Clyde waterfalls, one of Scotland's 6 UNESCO World Heritage sites, popular with tourists.



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# Description

LANARK AGRICULTURAL CENTRE, HYNDFORD ROAD, LANARK, ML11 9AX



The development extends to approximately 1.88 acres, and has recently been granted the relevant planning consents to accommodate a high-quality commercial development, comprising three detached single storey units located within the Lanark Agricultural Centre.

The units will be of steel frame construction surmounted with an insulated profiled steel clad roof, incorporating aluminium framed double glazed display windows and entrances. Units 1 & 2 will also include electric roller shutter service access doors.

Each unit will benefit from a dedicated car park.

A breakdown of the accommodation can be viewed below:

DESCRIPTION	SIZE (SQM)	SIZE (SQFT)
Unit 1 (GIA)	740	7,965
Unit 2 (GIA)	740	7,965
Unit 3 (NIA)	719	7,739
<b>TOTAL</b>	<b>2,199</b>	<b>23,669</b>

The site layout, proposed plans and approved planning application can be viewed on the following slides.



# Proposed Plans – Indicative Layout

LANARK AGRICULTURAL CENTRE, HYNDFORD ROAD, LANARK, ML11 9AX

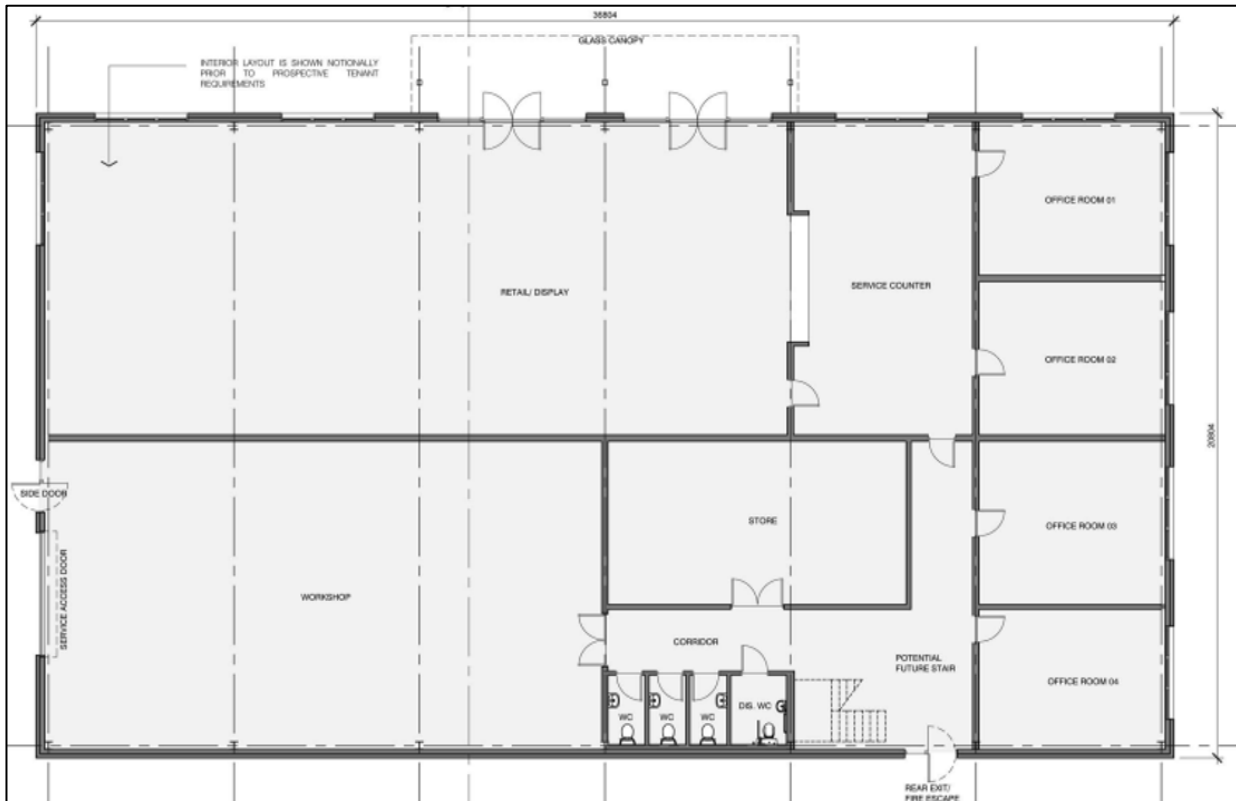
## UNITS 1 & 2



## UNITS 3



## TYPICAL LAYOUT





## RENT

Further details are available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## RATEABLE VALUE

The subjects require to be assessed upon completion of the development.

## VAT

Unless otherwise stated, all quoted figures are exclusive of VAT.

## EPC

A copy of the Energy Performance Certificate will be available upon request on completion of the site.

## PLANNING

A planning application was recently approved (**Reference-P/25/0291**) for the 'Erection of 2 workshops/retail units (Class 1A and Class 4) for products/services directly associated with agriculture, animal welfare, rural land use, a veterinary practice (Class 1A), car parking and associated land engineering operations'. Approval was dated 14/11/2025 and can be viewed at the following link:

<https://publicaccess.southlanarkshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST41BFOPKIQ00>

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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