

# To Let

Wishaw ML2 7AF



Prime Retail Unit - Full Building

NIA: Ground 3,055 sq ft / First 858 sqft

Rent: O/O £25,000 per annum

Price: O/O £240,000

#### Location

Main Street is the primary retailing location within Wishaw with the subjects occupying a prime retail position on the south side of the street close to its junction with Russell Street. Immediate neighbours include Bank of Scotland, Specsavers, Savers, Lloyds Pharmacy and Poundland, among others.

# **Accommodation**

The premises comprise a large, regular shaped and mainly open plan retail unit with ancillary accommodation to the rear, storage at first floor level and a rear service yard. The floorplan provided shows the indicative layout.

The premises extend to the following approximate areas:

Ground Floor: 3,055 sq ft / 283.8 sqm First Floor: 858 sq ft / 79.72 sqm

#### Rent

Offers over £25,000 pa exclusive are invited.

# Lease

The subjects are available on a new FRI lease.

## Price

Offers over £240,000

#### Rates

Rateable Value: £27,500 UBR (2020/21): £0.498 Rates Payable: £13,695 pa

# **Planning**

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

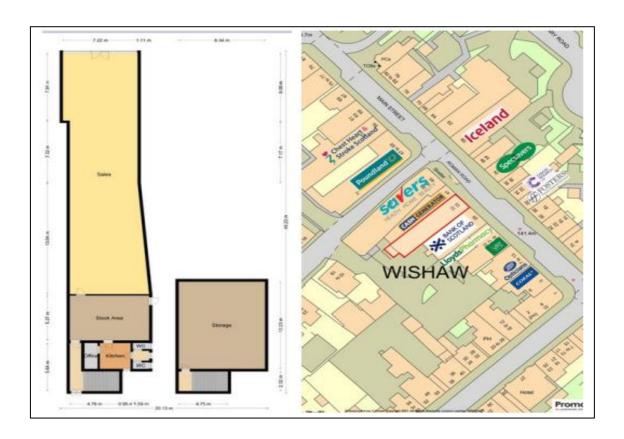
# **EPC**

On application

# **Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

# To Let 31-37 Main Street Wishaw ML2 7AF



# Viewing strictly by appointment with BRITTON PROPERTY

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