



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.



Viewing strictly by appointment with BRITTON PROPERTY

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