



Prime Retail Unit with rear carpark

Ideal for retail / restaurant / dentist / medical use

Rent: £27,500 pa / Price: On application

Ground Floor 2,722 sq ft / First Floor 2,027 sq ft

Location

Wishaw is situated within North Lanarkshire approximately 15 miles east of Glasgow and 3 miles east of Motherwell with a population of approximately 30,000.

The property is situated in the heart of Wishaw town centre on the north side of Main Street. Wishaw Railway Station is a 10-minute walk south-west, and regular bus services operate on Main Street.

Nearby occupiers include Boots, Lloyds Pharmacy, Savers, Greggs, Poundland and Cancer Research.

Accommodation

The property comprises the ground and first floors of a substantial stone building, arranged under a pitched and slated roof. The property benefits from 3 large windows with frontage on to Main Street. To the rear of the property there is a small flat roof extension.

Internally, the property is laid out in a traditional bank format, with main trading area to the front with a strong room and consulting room to the rear. The first floor is accessed via a spiral staircase to the right hand side of the property.

Additional office space and interview rooms can be found upstairs, alongside a staff room and WC facilities. There are car parking spaces for approximately 8 cars at the rear, accessed from Main Street via a shared lane with the Wishaw Old Parish Church to the left hand side of the property.

The premises extends to the following approximate areas:

Ground Floor: 2,722 sq ft / 252.88 sqm

First Floor: 2,027 sq ft / 188.31 sqm

Rent

Offers of £27,500 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

On application

Rates

Rateable Value: £33,000

UBR (2020/21): £0.498

Rates Payable: £16,434 pa

EPC

On application



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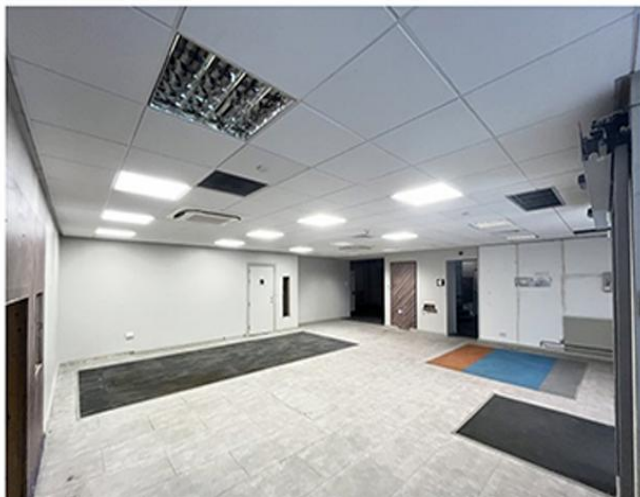
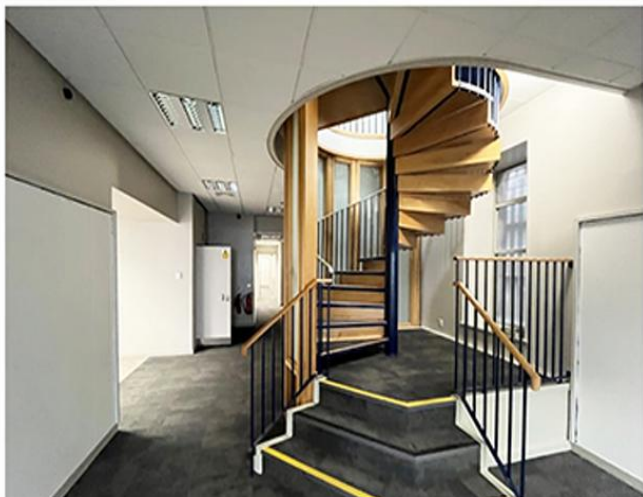
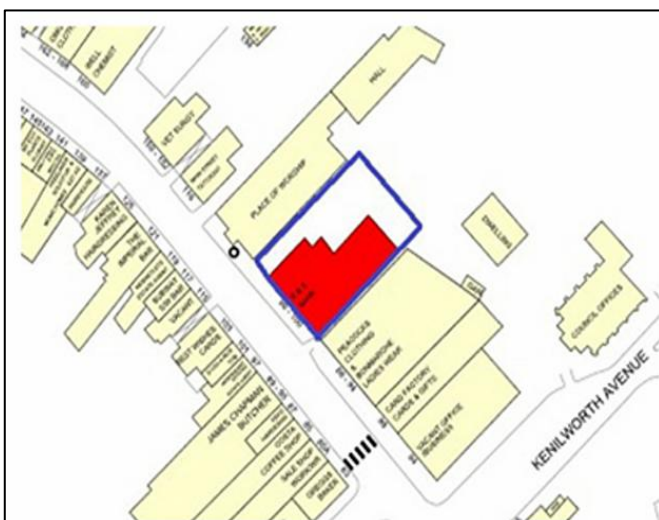
98 Main Street
Wishaw ML2 7LU

Planning

The subjects currently benefit from Class 1A consent and can therefore be used for retail, office use with permitted change to Class 3 restaurant.

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.

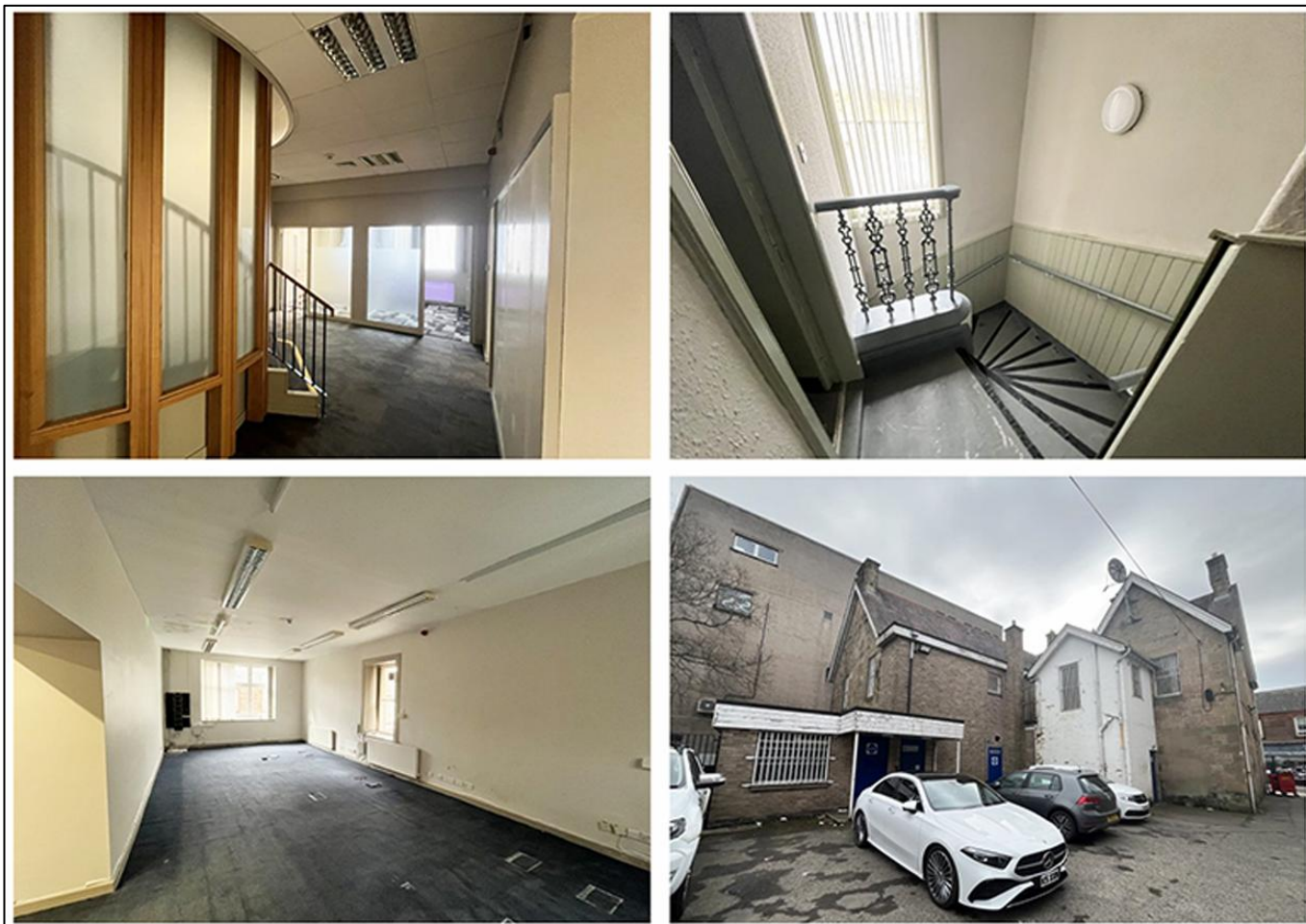




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