

For Sale/To Let

52-60 Brandon Parade East, Motherwell, ML1 1QY



0141 221 9191

25 Bothwell Street, Glasgow, G2 6NL
glasgow@knightfrank.com

Location

The property is situated within Motherwell town centre on the pedestrianised Brandon Parade East.

Motherwell, with a population of 32,000, is located approximately 16 miles south east of Glasgow. The town is the largest within North Lanarkshire, with a total catchment of approximately 340,000 people.

The subjects occupy a prominent end of terrace position on Motherwell's main retail street, and is easily accessible to the town's key town centre amenities. Motherwell Railway Station is located within a short walking distance with frequent connections to Glasgow.

Description

The subjects comprise the ground, first and second floors of a 3 storey building of concrete frame structure with rendered masonry and infill curtain wall glazing.

Internally, the property comprises office accommodation to the following specification:

- Raised access floors
- Suspended ceilings of mineral fibre panels
- Suspended fluorescent strip lighting with metal diffusers
- Lift access to all floors
- Male/Female toilet facilities
- Kitchen/break out area
- Double glazing
- Step free access at ground floor level

Accommodation

The subjects are suited to a number of uses (subject to planning), and as such we have measured the property on both a net internal and gross internal basis, in accordance with the RICS Property Measurement (2nd Edition).

| | NIA | GIA |
|-----------------|--------|--------|
| 2 nd | 9,158 | 10,752 |
| 1 st | 9,133 | 10,748 |
| Ground | - | 1,820 |
| Total | 18,291 | 23,320 |

Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. **VAT:** The VAT position relating to the property may change without notice.

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Local Authority Rates

We understand the premises have been assessed as follows:-

1st and 2nd Floors - £160,000.

Interested parties should contact Lanarkshire Valuation Joint Board for further information.

Long Leasehold

The ground and basement floors are occupied by JD Weatherspoon Plc and held on a long leasehold, expiring 19 August 2126.

Further details can be provided on request.

Price/Lease Terms

Our clients invite offers for their heritable interest in the property.

Alternatively, the vacant 1st and 2nd floors are available on the basis of a new FRI lease, terms to be agreed.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the purchaser being responsible for any registration fees and land and building transaction tax.

VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating of XX. Copies of the Certificate and Section 63 Action Plan are available on request.

Viewing & Further Information

By contacting the Sole Selling/Letting Agent;

Alex MacKay
0141 566 6011
alex.mackay@knightfrank.com

Sarah Hagen
0141 566 6987
sarah.hagen@knightfrank.com



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