

# 5 STEWARTON STREET WISHAW



GERALDEVE

**FOR SALE**  
**RETAIL UNIT WITH CLASS 2 CONSENT**  
90.52 sq m (974 sq ft)



**5 Stewarton Street**  
**Wishaw**  
**ML2 8AA**

- prominent unit within the heart of Wishaw town centre
- occupiers may benefit from 25% rates relief
- no VAT on sale price
- potential for class 3 / hot-food consent (subject to planning)

# 5 STEWARTON STREET WISHAW



## GERALDEVE



© Crown Copyright 2011. Licence no 100020449. Not to scale



© Crown Copyright 2011. Licence no 100020449. Not to scale

### Location

Wishaw is medium sized town located within the North Lanarkshire local authority region approximately 15 miles south-east of Glasgow with a residential population of approximately 30,000 people.

The subjects are located in the heart of Wishaw town centre on the north side of Stewarton Street at its intersection with Main Street, Caledonian Road and Kirk Road.

The subjects benefits from a high volume of passing trade and surrounding occupiers include Pizza Hut, William Hill, Ladbrokes, Santander and Cancer Research.

### Description

The subjects comprise the ground floor of an attractive mid-terraced blonde sandstone building surmounted by a pitched roof clad in slate.

Internally the subjects provide open-plan accommodation to the front affording excellent levels of natural daylight via four large display windows. Male & female customer WC's, staff welfare facilities and storage accommodation are all found to the rear.

The specification of the subjects include a concrete floor overlaid with linoleum, a suspended ceiling with integrated modern lighting units and the walls benefit from a painted finish.

### Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of;

90.52 sq m (974 sq ft)

### Terms

Offers over £60,000 are invited for our clients heritable interest in the subjects.

### Planning

The subjects benefit from Class 1 & 2 consent and subject to obtaining the appropriate consents could be suitable for class 3/hot-food use.

### Rateable Value

We understand the property is entered in the Valuation Roll as follows:

£16,800 NAV/RV

Subject to fulfilling the set criteria some occupiers may benefit from 25% rates relief under the small business bonus scheme.

**EPC** – Available upon request.

### Viewing

By appointment through the sole agents, Gerald Eve LLP.

**Gregor Brown**  
gbrown@geraldve.com  
Tel. 0141 227 2375

**Sadik Chowdhury**  
schowdhury@geraldve.com  
Tel. 0141 227 2379



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued March 2016