

PROPERTY DETAILS

SHOP PREMISES

**8-12 , TILL STREET
WISHAW
ML2 7HA**



LOCATION

The subjects are located just off Coltness Road within an established area of local authority housing forming part of Coltness residential district on the north side of Wishaw . From Wishaw cross take A722 Kirk Road for approximately ½ a mile continuing past Morrisons up to mini roundabout turning left into Coltness Road and after ¾ mile , just past St . Aidans Primary School , Till Street is on the lefthand side with the property a short distance from junction on the righthand side .

DESCRIPTION

Large stands alone shop single storey premises built circa 1955 as a general store by the Dalziel Co-operative Society with parking lay-by immediately to front is set back from pavement with steps to raised walkway in front of shop and separate service access from cul-de-sac to rear . The middle part of the property has been partitioned off and with 3 access doors the property could be readily sub-divided . The property would also lend itself to conversion to other commercial uses .

SIZE

The front part of the property has been divided into three parts with shared store area at rear having separate access to rear .

The internal area extends to some 3,725 sq.ft . (346 sq.m.) or thereby in total .

RATING ASSESSMENT

The subjects are presently assessed at a rateable value of £ 13,700.

The actual amount of rates payable and any reductions / exemptions is dependent on business rates poundage and non – domestic rating policies as set by Scottish Government Policy .

At present under The Small Business Bonus Scheme , if properties occupied by a business in Scotland have a combined total rateable value of between £ 12,001 to £18,000 then 25% property rates relief is granted .

SALE PRICE

An asking price of £ 75,000 is invited to purchase our clients feuhold interest in the heritable subjects .

All offers should be in standard Scottish Legal form and provide an indication of date of entry and if subject to suspensive conditions timescales for purification. Our clients are not bound to accept the highest or any other offer and preference may be given to offers which are not subject to undue conditions .

VAT

All prices ,rents or premiums quoted , unless otherwise stated , are exclusive of VAT.

ENTRY

By mutual agreement.

A closing date may be set and if you wish to be kept advised please register a note of your interest .

FOR FURTHER DETAILS, VIEWING AND TO NOTE INTEREST - CONTACT

ANDREW WOODS

ROBERT MACKINTOSH - CHARTERED SURVEYORS

7 GATESIDE STREET , HAMILTON, ML3 7HT

TEL: 01698 285191

MOBILE - 07711069174 E-MAIL [info@ rmackintosh .co.uk](mailto:info@rmackintosh.co.uk)

Important Notice

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