

# FOR SALE RETAIL DEVELOPMENT OPPORTUNITY



**638 MERRY STREET, MOTHERWELL, ML1 4BP**



- **APPROX SITE AREA 1.57 ACRES (0.636 H.A)**
- **LOCATED UPON BUSY ARTERIAL ROUTE (A723)**
- **PLANNING CONSENT GRANTED FOR 10,000 SQ FT RETAIL**
- **EXCELLENT RETAIL DEVELOPMENT OPPORTUNITY**
- **62 CAR PARKING SPACES**
- **EXCELLENT TRANSPORT LINKS**
- **111,000 RESIDENTS WITHIN 3 MILE RADIUS**
- **OFFERS INVITED**

## LOCATION

The subjects are located within the town of Motherwell which is a North Lanarkshire town. The resident population of Motherwell is approximately 33,000 persons, and within a 3 mile radius of the site is 111,000 residents assisting with footfall and potential customers for the development. The site is located on the south side of Merry Street which carries a high volume of daily passing traffic. The site is then bound by two residential dwellings to the east and greenbelt land to the remaining boundaries. The location of the site benefits from excellent public transport links with numerous local buses serving the local area.

## DESCRIPTION

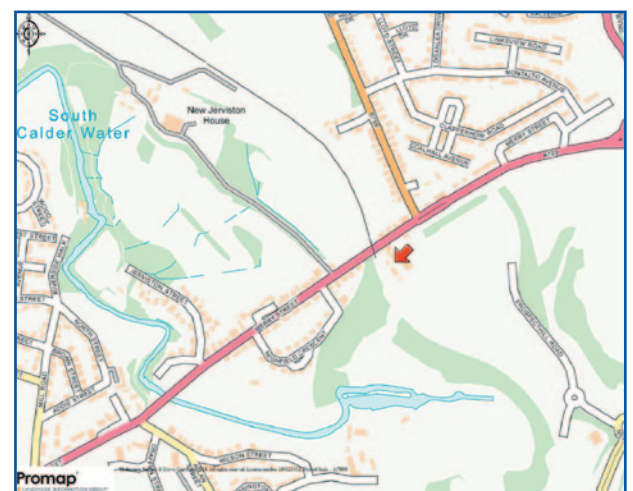
The site comprises a regular shaped site which is broadly level in nature and is accessed from Merry Street (A723) which connects the adjacent town of Hamilton to the west of the site. The surface is a mix of concrete standing and part gravelled finish.

The site accommodates two large portal framed industrial units as well as a canopy over the car wash area which we understood a former petrol filling station.

The site currently hosts a number of small business on flexible leases. The total rent roll received has been summarised on the over leaf table. The current rent received will allow any developer to receive substantial rental income before developing out the scheme fully.

Indicative floor plans and elevations have been produced showing a proposed layout of a retail scheme for information purposes only. These drawings can be provided to seriously interested parties.

## LOCATION PLAN





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## 638 MERRY STREET, MOTHERWELL, ML1 4BP

TENANT	RENT PER MONTH
Artic Car Wash	£2,500.00
LM Transport	£800.00
Motherwell Tyres	£666.67
Maclaren Motors	£666.67
Gormley Roofing	£160.00
Newton Waste Solutions	£1,600.00
<b>TOTAL RENT PER MONTH</b>	<b>£6,393.34</b>
<b>TOTAL ANNUAL RENT</b>	<b>£76,720.08</b>

We calculate the overall site area to extend to approximately **1.57 Acres (0.636 H.A)**. The overleaf plan shows the approximate site boundaries for information purposes only.

### PLANNING

The site has planning consent for the erection of a 10,000 sq ft retail scheme with 62 car parking spaces and associated landscaping. The planning consent can be further discussed with North Lanarkshire Council Planning authority. Previous planning documents can be made available upon request. Planning queries can be discussed directly with North Lanarkshire Council Planning Department on 01236 632500. It will be incumbent upon any purchaser to satisfy themselves in this respect. The site may be suitable for alternative uses subject to consent.

### SITE INVESTIGATION REPORTS

Copies of site investigation reports can be provided to interested parties upon request.

### VAT

Unless otherwise stated, all prices premiums and rentals are quoted exclusive of VAT.

### RATING

The subjects are entered into the current valuation roll as follows:

Car Wash	638 Merry Street, Motherwell ML4BP	Artic Ltd	<b>£12,000</b>
Yard	638 Merry Street, Motherwell ML4BP	M & B Properties	<b>£6,300</b>
Stance	638 Merry Street, Motherwell ML4BP	NATZ	<b>£6,000</b>
Store	Unit 1a 638 Merry Street, Motherwell ML4BP	M & B Properties	<b>£4,300</b>
Store	Unit 1b 638 Merry Street, Motherwell ML4BP	Radio Tyre Service	<b>£4,550</b>
Workshop	Unit 2 638 Merry Street, Motherwell ML4BP	Jay-Bee Investments Limited	<b>£10,100</b>
Workshop	Unit 3 638 Merry Street, Motherwell ML4BP	Mr Eddie McGhee t/a Elite Cars	<b>£10,100</b>

### LEGAL COSTS

Each party will be responsible for their own legal costs relative to the transaction.

### PRICE PROPOSAL

We are inviting offers for our client's heritable interest in the site.

### SERVICES

We understand that the site is connected to all mains services/utilities. It will be incumbent upon any purchaser to satisfy themselves in this regard.

### VIEWING

For further information or viewing arrangements please contact sole agents:

**A** 5th Floor, 80 St Vincent Street, Glasgow, G2 5UB  
**T** 0141 331 2807  
**E** Fraser Smith – [f.smith@shepherd.co.uk](mailto:f.smith@shepherd.co.uk)  
Steve Barnett – [s.barnett@shepherd.co.uk](mailto:s.barnett@shepherd.co.uk)

### ARIEL VIEW OF SITE





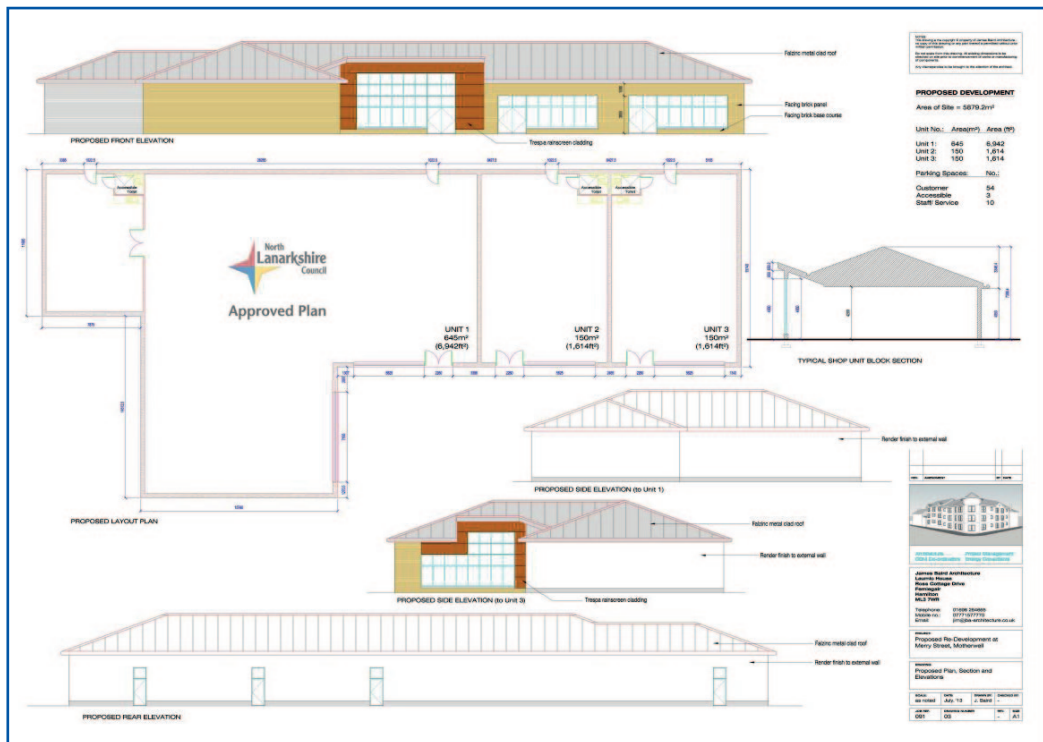
# FOR SALE

## RETAIL DEVELOPMENT

## OPPORTUNITY

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### FLOORS PLANS & ELEVATION



### SITE LAYOUT

