

# TO LET

## FIRST FLOOR/FORMER GYM PREMISES

**116 Manse Road, Newmains, Wishaw, ML2 9BD**



- Gross Internal Area: **405.98 sq m (4,370 sq ft)**
- Prominent position on Manse Road
- On street car parking
- Excellent transport links
- Incentives available
- **Rent: Offers in excess of £10,000 pax**

### VIEWING & FURTHER INFORMATION:

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**T: 0141 331 2807**

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**

### LOCATION

Newmains is a village to the east of Wishaw in North Lanarkshire and has a resident population of around 6,000. It is located at the junction of the A73 and A71 around 8 miles east of Motherwell and also enjoys reasonable access to the M8 motorway via Junction 6 which lies around 5 miles to the north.

Newmains benefits from a range of local services and amenities with nearby Motherwell and Wishaw being the main shopping and administrative centres for the district. The property occupies a prominent position on the south side of Manse Road within a mainly residential and commercial area.

Surrounding occupiers in the immediate locale include **Scotmid, Post Office and Bet Fred**, as well as a number of local businesses and hot food premises.

### DESCRIPTION

The subjects occupy the first floor of a two storey parade of retail units of brick and blockwork construction with a flat roof.

The subjects are accessed via a double door at ground floor level which leads to an entrance hall and internal staircase, providing access to the first floor level.

Internally the accommodation benefits from primarily open plan area with private office areas as well as staff welfare facilities. The accommodation may lend its self suitable for alternative uses subject to obtaining necessary planning consents.

The premises benefit from a high degree of natural daylight from the window units fronting Manse Road and further windows to the rear of the property.



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### ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

Approximate Gross Internal Area: **405.98 sq m (4,370 sq ft)**

### RENT/LEASE TERMS

We are seeking to lease the premises on the basis of a full repairing and insuring lease of flexible duration incorporating regular upwards only rent reviews. Offers in excess of **£10,000 pax.**

### RATING

The premises are entered in the current Valuation Roll with a rateable value of **£17,100.**

### EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

### VAT

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

### LEGAL COSTS

The incoming tenant will be responsible for our client's reasonably incurred legal costs relative to the transaction.

### VIEWING

For further information or viewing arrangements please contact the sole agents:

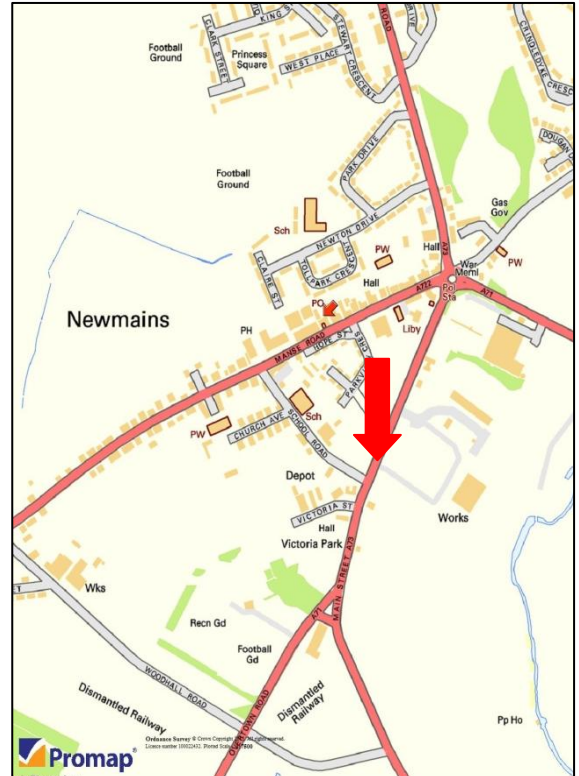
A 5<sup>th</sup> Floor, 80 St Vincent Street, Glasgow. G2 5UB

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