



125 Merry Street, Motherwell, ML1 1JP



- NIA – **78.74 sq m (848 sq ft)**
- Prominent retail frontage
- Class 1 consent
- Busy retail pitch
- On street parking available
- High levels of vehicle passing traffic
- Recently refurbished
- Rent: **£11,000pax**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within the town of Motherwell, which is the principle town of North Lanarkshire and is located approximately 12 miles south east of Glasgow city centre. The area of North Lanarkshire Council is one of Scotland's most populated local authority areas with a population of approximately 32,000 and a catchment of 140,000.

Motherwell enjoys excellent road connectivity by means of the M74 and M8 motorway network. The town is also well served for railway stations and public transport. A public car park is also located within a short walking distance.

DESCRIPTION/ACCOMMODATION

The property comprises a prominent and recently refurbished ground floor retail unit with basement storage space. The subjects are entered by means of a single entrance door which leads to the main open plan retailing space. The accommodation is finished to a good standard with a tile effect floor finish, painted plastered walls, suspended ceiling, electric heating system and LED lighting. Staff welfare facilities are located to the rear of the property as well as a rear loading door. The

basement space is accessed via a hatch and timber staircase. The property is in walk in condition having been recently refurbished and will suit a number of occupiers.

RENT

The subjects will be offered on a new fully repairing and insuring lease at an annual rental of **£11,000 per annum exclusive of VAT.**

RATING

The premises are entered in the current Valuation Roll with a rateable value of £6,000. **If an occupier qualifies for the Small Business Bonus Scheme they will receive 100% rates relief.**

FLOOR AREAS

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



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the subjects extend to the following; Approx Net Internal Area:

Ground Floor 42.26 sq m (455 sq ft)

Basement 36.48 sq m (393 sq ft)

Total 78.74 sq m (848 sq ft)

EPC

A copy of the EPC will be available upon request.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

VAT

All Prices, premiums and rents quoted are exclusive of VAT.

LEGAL COSTS

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



VIEWING

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

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Date of publication November 2018

