



- Prime pitch within Motherwell Shopping Centre.
- Double frontage unit.
- Available immediately.

■ Location

The property occupies a prime position within Brandon Parade South, which is the main pedestrianised thoroughfare of Motherwell Shopping Centre. The shopping centre is anchored by Wilkinsons, Poundland, B&M and Primark. Nearby units within the parade include Boots, Bonmarché, Greggs, Aulds Bakers, Thomas Cook and Holland & Barratt.

■ Description

The property comprises a lock-up shop benefiting from return frontage. The ground floor consists of the sales space with the first floor providing ancillary / storage space. The property benefits from a service lift providing access to both the ground and first floors. Loading is provided through the rear of the property leading to the service yard

■ Accommodation

The property has the following approximate dimensions and floor areas:-

Gross frontage	10.60 m	34 ft 9 ins
Internal width	10.24 m	33 ft 7 ins
Internal depth	36.60 m	120 ft 1 ins
Ground floor sales	349.87 Sq. m	3,766 Sq. ft
First floor ancillary	283.73 Sq. m	3,054 Sq. ft
Total	633.60 Sq. m	6,820 Sq. ft

■ Tenure

The premises are available by way of a new sublease, terms to be agreed.

■ Rent

£50,000 per annum exclusive plus VAT (if applicable).

■ EPC

EPC has been commissioned and is awaited.

■ Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £62,500.

For rates payable for year to 31 March 2021 please refer to the Local Charging Authority, North Lanarkshire Council – 01698 403213.

■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Anthony Appleby

020 3828 8531

anthony.appleby@brasierfreeth.com

Damian Sumner

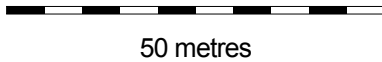
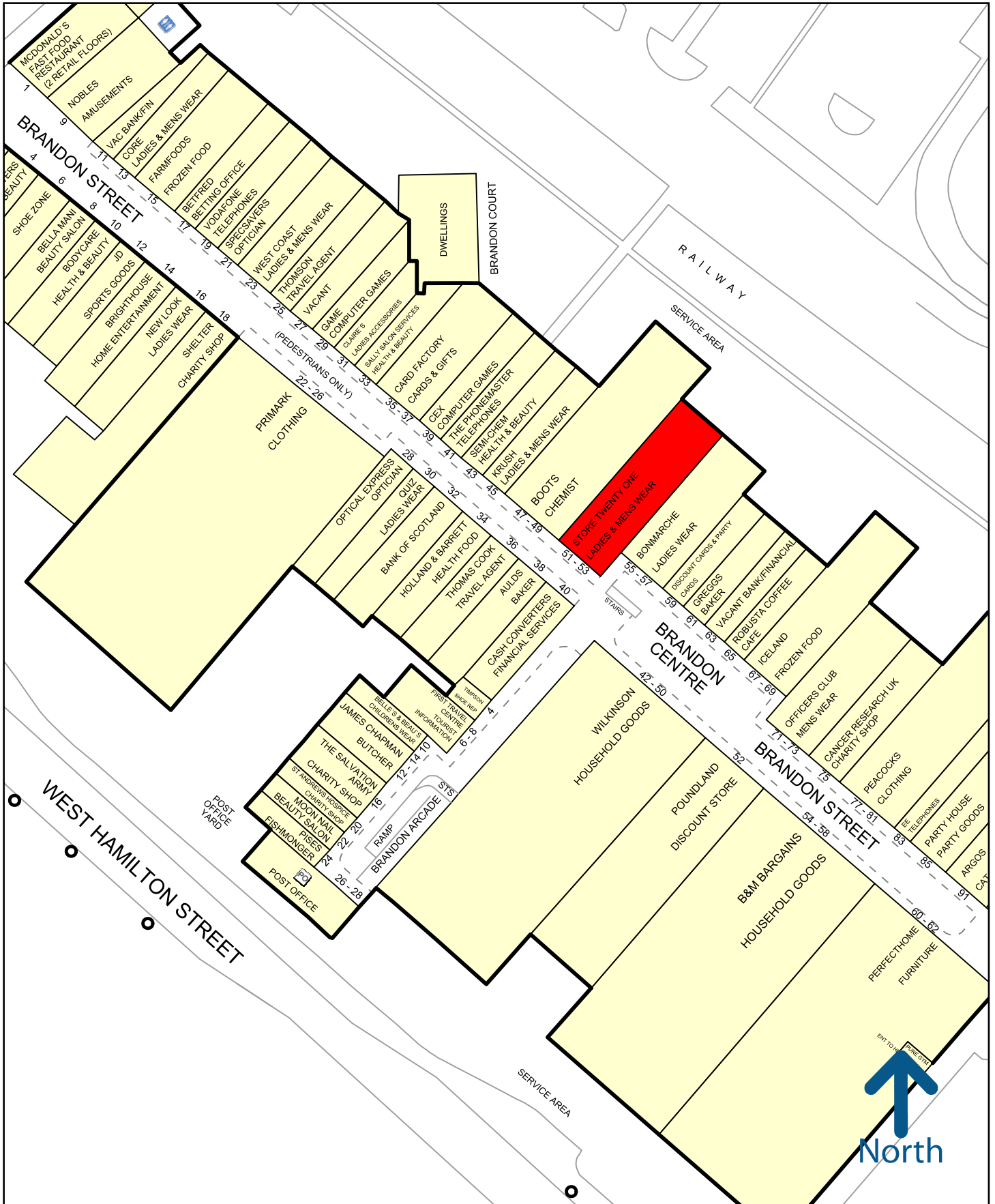
020 3828 8542

damian.sumner@brasierfreeth.com

Connor Crabb

020 3828 8539

connor.crabb@brasierfreeth.com



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Created By: Brasier Freeth

