



SHOP / OFFICE TO LET

384 Brandon Street, Motherwell, ML1 1XA

LOCATION:

Part of Oakfield House fronting busy Brandon Street to the south east of Motherwell town centre, between the principal retail centre of Motherwell and the Civic Centre, North Lanarkshire Council offices.

Neighbouring occupiers are predominantly local and independent traders including Da Claudio restaurant, hot food takeaway, Weir hair studio, Dalgleish Kilts, Sleepy Valley (beds), Ness Gallagher solicitors, Tony Macaroni. There are public car parks to the rear off Oakfield Drive and opposite on Brandon Street.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of the ground floor of a 2 storey sandstone building, an arcaded entrance with glazed display facilities leads to open plan retail area with back shop/staff area to the rear and toilet off.

AREA:

418 sq ft / 38.8 sq m or thereby net internal area.

RATEABLE VALUE: £4,750

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves.

ENERGY RATING:

Awaiting EPC

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial full repairing and insuring terms for a negotiable period at **RENTAL OFFERS OVER £6,000** per annum exclusive of VAT and local rates.



We are informed by our client that VAT will not be charged on the rental in this instance.

Buildings Insurance is charged at £25 per calendar month.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



REF: R534 Prepared January 2020

NOTICE

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