

TO LET

**FIRST FLOOR OFFICE/SHOWROOM/RESTAURANT
AND NURSERY OPPORTUNITY**

**SUITABLE FOR ALTERNATIVE USES
(SUBJECT TO PLANNING)**

77 MAIN STREET, WISHAW, ML2 7AB



- **GIA 453.51 (4,882 sq ft)**
- Secure car parking to the rear
- Prominent location
- May suit alternative uses, subject to planning
- Prime Main street position
- **Rental: OIEO £10,000 pax**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within the town of Wishaw which is located to the south east of Motherwell and forms one of the main towns within the North Lanarkshire area, which includes Hamilton, Motherwell and Larkhall. North Lanarkshire has a population of around 325,000 with Wishaw itself having a population of approximately 32,000.

The subjects occupy a prominent position on the south side of Main Street, close to its junction with Hill Street.

Surrounding occupiers include a mix of national operators and independent traders including the following: **Lloyds Pharmacy, Poundland, Costa Coffee, M&Co, Iceland** and **Savers**.

DESCRIPTION

The property comprises the first floor of a two storey building of concrete framed construction. The subjects benefit from a prominent position upon Wishaw's Main Street where a number of national retailer are located.

The subjects are entered from Main Street by means of an aluminium framed entrance door which then leads to an internal staircase, leading to the first floor level where the accommodation is located.

Internally the subjects form a large open plan floor plate with staff welfare facilities to the rear and private office and WC facilities located adjacent to the internal staircase. A goods lift is also located within the subjects which leads to ground floor level where there is a side external door.

The subjects benefit from a high degree of natural daylight towards the rear elevation towards Hill Street.

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:

Gross Internal Area: **453.51 sq m (4,882 sq ft)**

RENT/LEASE TERMS

We are seeking offer in the region of £10,000 per annum for the benefit of a lease on standard commercial terms for a negotiable period incorporating regular upwards only rent reviews.

RATING

The premises are entered into the current Valuation Roll with a Rateable Value of £14,500.

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 purchaser to satisfy themselves in this respect.

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 clients reasonably incurred legal's costs relative to the transaction.

VIEWING

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

A 5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB

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