

RETAIL UNIT

- 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

125 Merry Street, Motherwell, ML1 1JP

TO LET

125 MERRY STREET, MOTHERWELL, ML1 1JP

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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

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.

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.

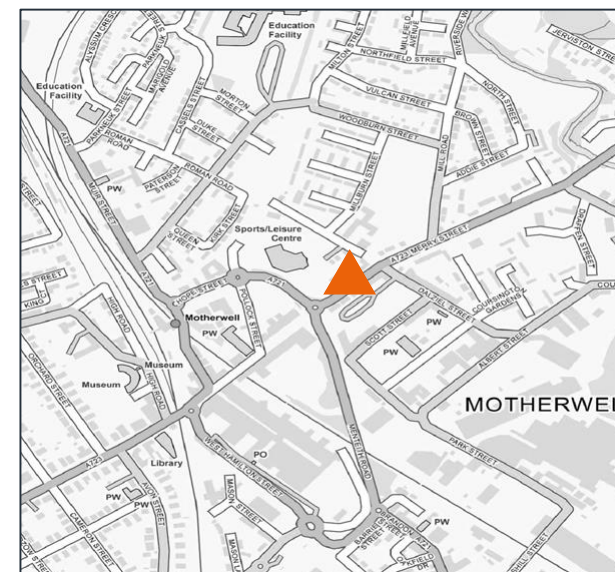
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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

ACCOMMODATION	SqM	SqFt
Ground	42.26	455
Basement	36.48	393
TOTAL	78.74	848



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

Shepherd Chartered Surveyors 5th floor, 80 St. Vincent Street, Glasgow, G2 5UB, 0141 331 28067
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www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED JANUARY 2020**