

# On the instructions of Boots

## PRIME SHOP TO SUBLET

### MOTHERWELL

51-53 Brandon Parade South, ML1 1RE

brasier  
freeth  
CHARTERED SURVEYORS



- 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
<b>Total</b>	<b>633.60 sq m</b>	<b>6,820 sq ft</b>

### | 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 2019 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.

WAT002461

### VIEWING | Strictly by appointment through this office with:

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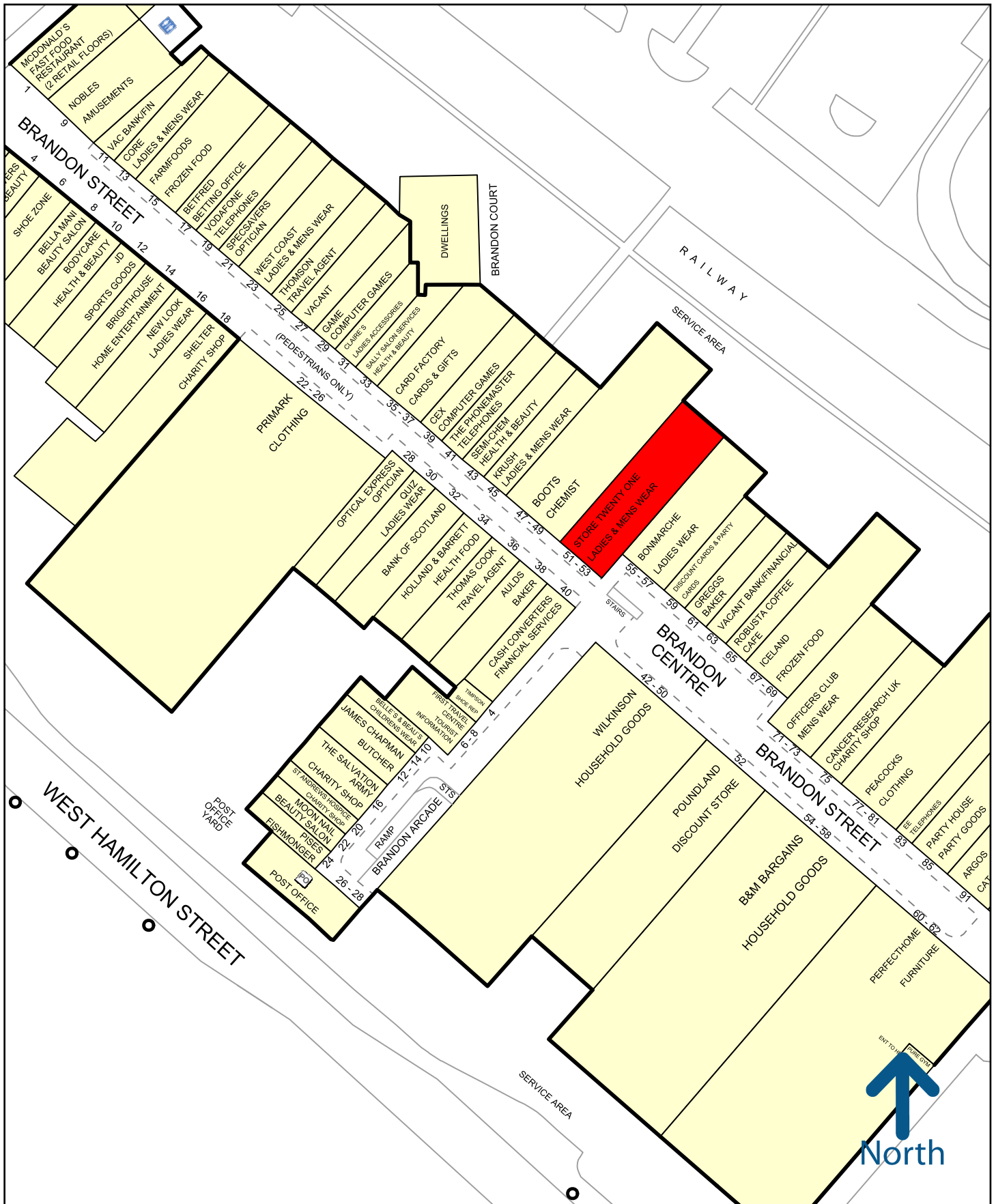
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Experian Goad Plan Created: 16/04/2018  
Created By: Brasier Freeth



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