



FORMER BANK PREMISES TO LET WOULD SUIT CLASS 2 OFFICE OR RETAIL

313 Main Street, Bellshill

LOCATION:

Fronting Main Street within the central commercial core of Bellshill to the east of the town centre. Neighbouring occupiers include hair and beauty, dance studio, opticians, takeaway and NLC social work and Tesco is nearby.

There is a tarmacadamed rear yard for servicing, loading and car parking supplemented by free, on and off street parking in the vicinity.

The local road network offers access throughout Bellshill, to the surrounding towns of Coatbridge, Airdrie and Motherwell together with links to the nearby M74 and M8.

HAMILTON OFFICE:

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

CONTACT US

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DESCRIPTION:

Part of the ground and first floors of a purpose built, two storey building fronting directly onto the pavement of Main Street with a private car park to the rear.

Anodised, display frontage to customer/retail area currently split from staff area to the rear by security counter, 2 private offices and strong room. Stair to first floor consisting of open plan office, kitchen, male and female toilets and plant room.

Gas central heating is installed.

4 spaces are provided within the rear car park and there is free public parking throughout Bellshill town centre.

AREAS:

Ground floor: 2034 sq ft/188.93 sq m or thereby net internal area.

First floor: 700 sq ft/65.08 sq m or thereby net internal area.

RATEABLE VALUE: £24,250

ENERGY RATING: G



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 £26,500** per annum excluding VAT, service charge and local rates.

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: R533 Prepared December 2019

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