

TO LET

Retail Unit



Unit 1, 114 Manse Road, Newmains, Wishaw, ML2 9BD



- **NIA 73.26 sq m (788 sq ft)**
- Prominent position
- Former barber shop
- Newly fitted windows, doors and electric roller shutter
- On street car parking
- **OIEO: £10,000 per annum**

VIEWING & FURTHER INFORMATION:

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LOCATION

Newmains is a village to the east of Wishaw in North Lanarkshire which has a population of around 6,000. It is located at the junction of the A73 and A71 around 8 miles east of Motherwell and also enjoys reasonable access to the M8 motorway via Junction 6 which lies around 5 miles to the north.

Newmains benefits from a range of local services and amenities with nearby Motherwell and Wishaw being the main shopping and administrative centres for the district. The property occupies a prominent position on the south side of Manse Road within a mainly residential and commercial area. Surrounding occupiers in the immediate locale include Scotmid, Post Office and William Hill among other local businesses and hot food premises.

DESCRIPTION/ACCOMMODATION

The subjects occupy the ground floor of a mid-terraced two storey parade of retail units of brick construction with a flat roof. The ground floor has recently been sub-divided to form three separate shell units. As part of the sub-division works, new aluminium framed toughened glass windows and doors, and electric roller shutters were installed.

The unit lends itself well to a number of uses, subject to planning.

Measured in accordance with the RICS Code of Measuring Practice (6th edition), the unit extends to the following approximate net internal floor areas: **73.26 sq m (788 sq ft)**

Floor plans are available on request.

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RENTAL PRICE

Offers in excess of £10,000 per annum are invited for the property.

Our clients are seeking offers for a new full repairing and insuring lease of negotiable term.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £10,000. **If an occupier qualifies for the Small Business Bonus Scheme they will receive 100% rates relief.**

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.

EPC

The property has an EPC rating of F.

VAT

VAT will be charged where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs in relation to this transaction.

VIEWING

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

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