

# 26 BRANDON ARCADE, MOTHERWELL, ML1 1BA



#### LOCATION

Motherwell is a North Lanarkshire town of some 32,000 persons situated approximately 15 miles to the south east of Glasgow City Centre

The subjects are situated within Brandon Arcade which forms part of Motherwell Shopping Centre and are situated adjacent to a small terrace of shops which are occupied primarily by sole traders.

Shopper access can be taken from Brandon Arcade whilst the southern/rear elevation of the accommodation fronts onto the busy, arterial maid road through Motherwell town centre (A 721) which also provides vehicular/goods delivery access to the subjects.

The location plan illustrates the approximate location of the subjects for information purposes.

#### DESCRIPTION/ACCOMMODATION

The subjects comprise a former Post Office counter facility with ancillary accommodation. The shopfront is formed by a mixture of facing brick and glazed panels surmounted by a large fascia signboard. There is a service access to the rear.

In addition to the main public counter area, two offices, including a large safe, small public interview room, welfare/kitchen area first aid room and separate male and female toilet facilities are provided.

Space heating to the subjects is provided by a gas fired central heating system incorporating wall mounted radiators. Illumination is provided by means of fluorescent tube fitments and air conditioning has been fitted within the subjects.

#### SALE PRICE

We are seeking offers in the region of £200,000 for the benefit of the heritable interest in the subjects.

#### RATING

The premises are entered in the current Valuation Roll with a rateable value of £27,500.

#### **ENERGY PERFORMANCE CERTIFICATE**

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

Please note that the incoming tenant will be responsible for our client's reasonably incurred legal costs relative to the transaction.

#### EPC

The property has an EPC rating of D.

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ACCOMMODATION	SqM	SqFt
Post Office Counter	238.95	2,572
TOTAL	238.95	2,572

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6th edition).



## 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 2807 Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk

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