

RIVALS

RETAIL/HOT FOOD TAKEAWAY UNIT

- NIA: 178.39 SQ M (1,920 SQ FT)
- HOT FOOD TAKEAWAY CONSENT RECENTLY GRANTED
- PROMINENT POSITION ON MANSE ROAD
- RECENTLY SUB-DIVIDED SHELL UNIT
- NEWLY FITTED WINDOWS, DOORS AND ELECTRIC ROLLER SHUTTERS
- INCENTIVES AVAILABLE
- OIEO: £15,000 PER ANNUM

TO LET

UNIT 3, 114 MANSE ROAD, NEWMAINS, WISHAW, ML2 9BD

CONTACT: Adam Honeyman, MA (Hons) MRICS, a.honeyman@shepherd.co.uk, 0141 331 2807, www.shepherd.co.uk



LOCATION

Newmains is a village to the east of Wishaw in North Lanarkshire and has a resident 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, The Post Office and William Hill, among local businesses and hot food premises.

DESCRIPTION

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 which have their own electricity meters. Unit 2 has been let to Coral Bookmakers. As part of the sub-division works, new aluminium framed toughened glass windows and doors, and perforated lathe electric roller shutters were installed.

Convenience store use will not be considered.

RENTAL PRICE

Offers in excess of £15,000 per annum are invited for Unit 3.

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

RATING

The subjects will require to be re-assessed upon completion of works.

PLANNING

The subjects have received hot food takeaway consent. For further information, you should contact North Lanarkshire Council Planning on 01236 632 500.

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.

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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Measured in accordance with the RICS Code of Measuring Practice (6th edition), the unit extends to the following approximate net internal floor areas

ACCOMMODATION	SqM	SqFt
TOTAL	178.39	1,920



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
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