



LEASE AVAILABLE SHOP WITH HOT FOOD TAKEAWAY CONSENT

104-106 Windmillhill Street Motherwell ML1 1TA

LOCATION:

On Windmillhill Street, an extension of Brandon Street and part of a busy secondary trading location to the south east of the principal retail centre of Motherwell. Neighbouring occupiers are predominantly local and independent traders including barbers, Polish grocer, Indian Villa restaurant but also Boots, the chemist. There is a service area to the rear off MacDonald Street together with a free, public car park and there is also on street parking on Windmillhill Street either side of the pedestrian crossing immediately outside the shop.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of the ground floor of a 2 storey tenement on busy Windmillhill Street.

Twin display windows with recessed door to spacious retail area which has been stripped out and offers the opportunity for any new tenant to fit out and equip to their own specification and taste. There is a kitchen off to the rear with a generous store beyond and corridor to 2 toilets plus rear door to the service area.

North Lanarkshire Council has granted Planning Permission for a change of use to hot food takeaway – Reference 21/00468/FUL, full details and plans of which can be viewed on the Council's website

AREA:

943 sqft / 87.59 sqm or thereby net internal area.

ENERGY RATING:

Awaiting EPC



RATEABLE VALUE:

£12,600

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves and should also be aware that the property may be re-assessed for rating purposes on completion.

RENT, LEASE DETAILS ETC :

A lease is available on standard North Lanarkshire Property terms for a negotiable duration at Rental Offers of £ 14,500 per annum exclusive of VAT.

In the first instance, all offers should be submitted to Mr Cameron of this office and potential tenants should be aware they will be subject to North Lanarkshire Council's selection process.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R574 Prepared June 2022

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