

## FIRST FLOOR OFFICE/ SHOWROOM/RESTAURANT AND NURSERY OPPORTUNITY

- > GIA: - 453.51 (4,882 SQ FT)
- > SECURE CAR PARKING TO THE REAR
- > PROMINENT LOCATION
- > MAY SUIT ALTERNATIVE USES, SUBJECT TO PLANNING
- > PRIME MAIN STREET POSITION
- > RENTAL: OIEO £10,000 PAX



semichem

# TO LET

**77 MAIN STREET, WISHAW, ML2 7AB**

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## LOCATION

The subjects are located within the town of Wishaw which is located to the south east of Motherwell and forms one of the main towns within the North Lanarkshire area, which includes Hamilton, Motherwell and Larkhall. North Lanarkshire has a population of around 325,000 with Wishaw itself having a population of approximately 32,000.

The subjects occupy a prominent position on the south side of Main Street, close to its junction with Hill Street.

Surrounding occupiers include a mix of national operators and independent traders including the following: Lloyds Pharmacy, Poundland, Costa Coffee, M&Co, Iceland and Savers.

## DESCRIPTION

The property comprises the first floor of a two storey building of concrete framed construction. The subjects benefit from a prominent position upon Wishaw's Main Street where a number of national retailer are located.

The subjects are entered from Main Street by means of an aluminium framed entrance door which then leads to an internal staircase, leading to the first floor level where the accommodation is located.

Internally the subjects form a large open plan floor plate with staff welfare facilities to the rear and private office and WC facilities located adjacent to the internal staircase. A goods lift is also located within the subjects which leads to ground floor level where there is a side external door.

The subjects benefit from a high degree of natural daylight towards the rear elevation towards Hill Street.

## RENT/LEASE TERMS

We are seeking offer in the region of £10,000 per annum for the benefit of a lease on standard commercial terms for a negotiable period incorporating regular upwards only rent reviews.

## RATING

The subjects are currently entered in the current valuation roll at £25,250. They have been provisionally entered into the April 2023 valuation roll at £23,750. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2022/2023 is 49.8p to the pound.

## 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 purchaser to satisfy themselves in this respect.

## EPC

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

The incoming tenant will be responsible for our clients reasonably incurred legal's costs relative to the transaction.

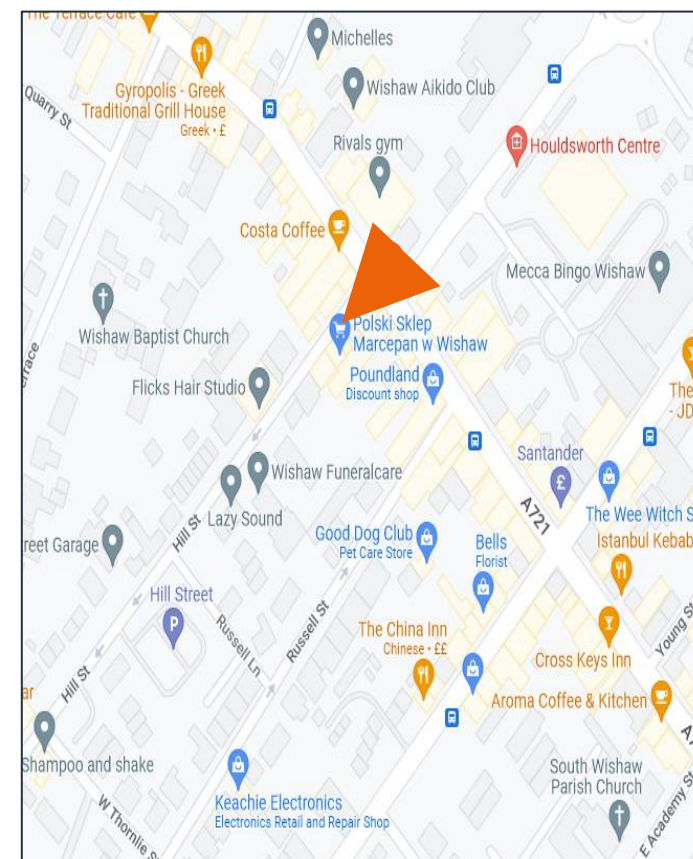
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

## 77 MAIN STREET, WISHAW, ML2 7AB

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>453.51</b>	<b>4,882</b>



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

Shepherd Chartered Surveyors 2nd Floor, Afton House. 26 West Nile Street, Glasgow, G1 2PF

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