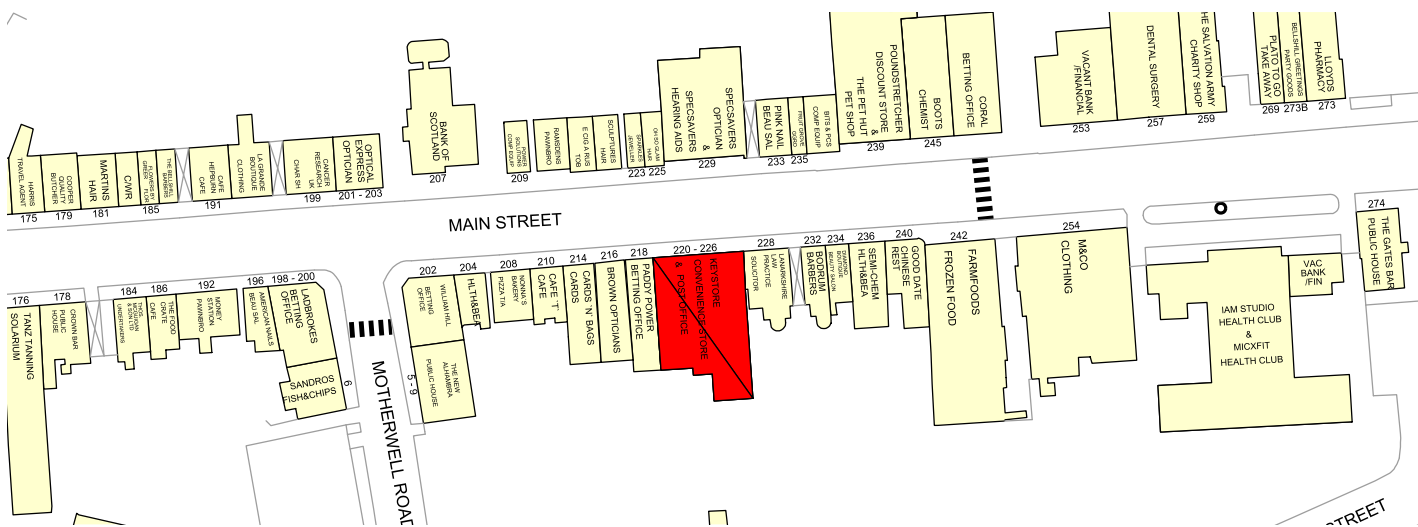




224 – 226 Main Street, Bellshill, ML4 1AA

- Substantial retail premises
- Prominent location
- Extends to approximately 543.30 sq. m. (5,848 sq. ft.)
- Potential for sub-division
- Suitable for a variety of uses
- Offers invited





LOCATION

Bellshill is located within the North Lanarkshire Council area and has a resident population of approximately 20,000 persons.

Bellshill is situated approximately three miles to the north east of Motherwell, 10 miles south east of Glasgow and 37 miles west of Edinburgh.

Road access is via the A725 expressway, which is situated approximately 1.5 miles to the west of the subject property, from the M8 to the north and the M74 to the south at the Raith Interchange. The location benefits from strong transport links with numerous bus services provided on Main Street. Bellshill railway station is within walking distance of the property.

The property occupies a prominent position on the north side of Main Street, the principal retail thoroughfare within the town. Surrounding occupiers include Bank of Scotland, Boots, Paddy Power, Poundstretcher and many others.

DESCRIPTION

The subjects comprise a substantial semi-detached ground floor and mezzanine retail premises. Externally the shop frontage is of red sandstone construction with a pitched concrete interlocking tiled roof. Internally the unit is laid out in-line with its existing use, as a convenience store, with an open plan sales area to the front and staff, storage and toilet accommodation to the rear. The property would suit a variety of uses and has potential for sub-division.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

	sq.m.	sq.ft.
Ground Floor:	514.37	5,537
Mezzanine:	28.93	311
Total:	543.30	5,848

PRICE

Offers invited for the Heritable Interest (Scottish equivalent to Freehold).

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £53,500.

The poundage rates for 2023/2024 is £0.498 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



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IMPORTANT NOTICE

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6. Date of Publication: July 2023