



## FOR SALE PROMINENT OFFICE / STUDIO WITH PARKING

724 SQ FT

460A WINDMILLHILL STREET, MOTHERWELL, ML1 2AB

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- Highly prominent office / studio space
- Excellent owner-occupier / investment opportunity
- Internally provides 2 x main large rooms with WC's and kitchen
- 2 x car parking spaces to the rear
- Free on-street parking
- Eligible for 100% rates relief
- **Offers over £75,000 invited, no VAT**



## LOCATION

The subjects command a highly prominent position on the south side of Windmillhill Street a short distance east of its junction with Airbles Road and Motherwell Town Centre.

Windmillhill Street is a busy main arterial route with high volumes of passing traffic leading to Motherwell Town Centre travelling north and neighbouring areas including Craigneuk and Wishaw travelling south.

M74 motorway access is available via Junction 6 which is only a 5-minute drive away via Airbles Road.

Regular bus services operate on Windmillhill Street and Motherwell Railway Station is a 15-minute walk north.

Nearby occupiers include Tesco, Domino's Tim Hortons, Aldi, Lidl and Motherwell Football Club.

## DESCRIPTION

Prominent office / studio premises of red sandstone construction.

Benefits from two access points to front and rear of property.

Internally the property has been recently redecorated providing 2 x main large open-plan rooms complete with male and female WC's as well as a kitchen tea-prep.

Gas central heating provided.

2 x dedicated car parking spaces are provided to the rear as well as free on-street parking.

## ACCOMMODATION

NIA 67.26sq m 724 sq ft

## BUSINESS RATES

RV £7,300

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request

## ASKING TERMS

**Offers over £75,000** are invited for our client's heritable interest in the subjects with the benefit of vacant possession. NO VAT

## VIEWING & FURTHER INFORMATION

Via the joint letting agents;

Gregor Brown

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