



## NEWLY FORMED SHOPS AVAILABLE AS ONE UNIT WITH HOT FOOD TAKEAWAY AND CLASS 3 CAFE CONSENT (MAY SPLIT)

224 Airbles Street, Motherwell, ML1 1XF

### LOCATION:

Part of the re-development of a larger supermarket premises in a cluster of neighbourhood shops within a densely populated area of high rise blocks and low rise housing to the south of Motherwell town centre. On street parking is available on Airbles Street and there is also a car park to the rear. Neighbouring uses include the new, Airbles Community Store, One Stop convenience store, another, newly formed unit, former newsagent, former hair and nail salon, hot food takeaway and Coral bookmakers.

Motherwell is a principal town of North Lanarkshire, approximately 15 miles to the south east of Glasgow city centre and has a population of around 59,000. The local road network provides access throughout Motherwell and to the neighbouring towns of Hamilton, Wishaw and beyond together with a connection to Junction 6, M74 for Glasgow and the national motorway system.

### HAMILTON OFFICE:

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### CONTACT US

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## DESCRIPTION:

Available as 1 unit with the removal of the dividing wall, 2 shops forming part of the regeneration and redevelopment of a detached supermarket, the remainder of which is a new neighbourhood convenience store and another newly formed shop to the rear. In shell condition to allow the tenant to fit out to their specification and requirements, remote controlled roller shutters protect the replacement display frontages to open plan retail space with ceiling system incorporating LED lighting plus toilets and staff area.

North Lanarkshire Council has granted Planning Permission for a change of use to hot food takeaway – 21/01714/FUL - and Class 3 café – 21/017151/FUL - full details and plans of which can be viewed on the Council's website.

## AREAS:

Provided by the architect, the total net internal area is 90.2 sqm/971 sqft or thereby.



## RATEABLE VALUE:

Not yet assessed

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

## ENERGY RATING:

Awaiting EPCs

## RENT, LEASE DETAILS ETC :

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **Rental Offers Of £20,000** per annum exclusive of VAT. VAT will be payable on the rental.

In the first instance, all offers should be submitted to Mr Cameron of this office.

## VIEWING:

STRICTLY by appointment through ourselves as agents.

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**REF: R578a Amended November 2022**

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