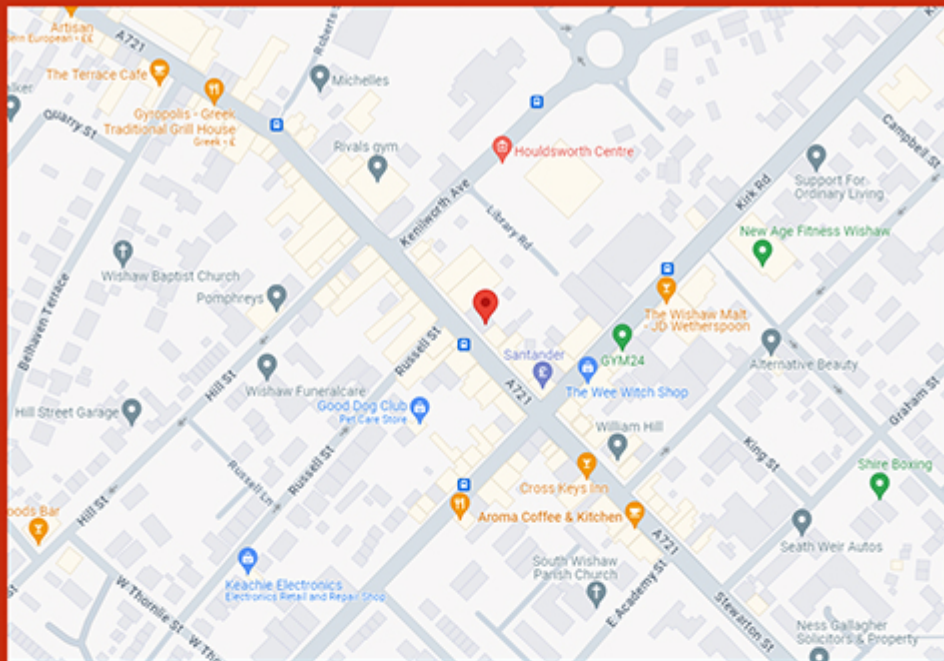


40-42 MAIN STREET, WISHAW, ML2 7AF



PROMINENT RETAIL LOCATION



- Large Frontage
- Well Presented
- Let to Specsavers
- In Situ Since 2007
- Lease Extended to 27th November 2027
- Passing Rent: £16,000p.a.
- Price: On Request

LOCATION

The property is situated in North Lanarkshire within the town centre of Wishaw. Wishaw is located approximately 20 miles East of Glasgow City Centre and 38 miles to the West of Edinburgh. The location serves as the main retailing parade in Wishaw with occupiers being a mix of local and national covenant strength. Some examples include Bank of Scotland, Greggs Plc and Lloyds Pharmacy.

Wishaw benefits from nearby access to Junction 6 of the M8 Motorway to the North and Junction 7 of M74 to the South, both of which connect with major road networks throughout Scotland.

The location benefits from nearby access to Wishaw Train Station which is located less than a mile away. This provides a direct route to and from the city centre of Glasgow, as well as neighbouring towns.

PROPERTY

The property comprises the ground floor of a larger 2-storey building of stone construction. The property benefits from a large attractive glazed frontage onto Main Street which carries high levels of both pedestrian and vehicular traffic.

Internally, the property is laid out in a predominantly open plan fashion with the majority of the space being utilised for sales purposes. The fit out is typical of a Specsavers franchise with a vinyl floor covering, suspended ceiling, painted & plastered walls with company branding throughout. Staff w/c, cellular office accommodation and storage facilities are situated towards the rear of the demise.

AREA

The property extends to the following net internal area;

Ground: 99.87sqm (1,075sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Specsavers Optical Superstores Ltd
 Expiry: 25th November 2027
 Tenant Break: 25th November 2025
 Passing Rent: £16,000p.a. (Rebased)

PRICE

On request





V.A.T.

Figures quoted exclusive of V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.