

TO LET



169 MAIN STREET, BELLSHILL, ML4 1AH.

Tenement Office Positioned On Corner Of Well Established Commercial Location.
ITZA Area: 98.24 Sq.m² (1,059 Sq.Ft²) or thereby.

New FRI lease available.

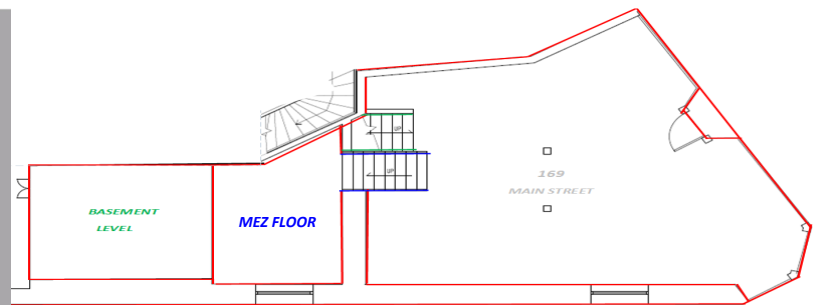
Rental - £18,780.00 (Per Annum, Exclusive of VAT).

Benefits From Additional Mezzanine Level & Basement Accommodation.

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LOCATION

The subject property is positioned in a prominent location on Main Street. The town centre has received extensive improvement works and now benefits from a one-way route. Located in the heart of the town centre providing convenient access to the M8 (Glasgow/Edinburgh). Public transport links are within close proximity, neighbouring and nearby occupiers include local Pharmacy, Butchers, The Crown Bar, Newsagents & various Takeaways.

DESCRIPTION

169 Main Street — Former Estate Agency.

Located on the ground floor of a Three-Storey tenement building. This well presented property comprises large glazed corner plot frontage. Spacious modern office accommodation split over two levels, bright / neutral tones throughout. Leading from the front main office is a wooden staircase leading to a mezzanine private office space. In addition the property also has a basement level leading to a modern fitted tea/preparation area, W.C with wash hand basin and access to the rear of the building. The office also benefits from secure metal shutters, Gas central heating & Council car-park to rear.

SIZE

In accordance with the RICS Code of Measuring Practice (6th Edition). We calculate the following approximate Net Internal Area:

Zone A - 66.15 Sq.m²

Zone B - 1.03 Sq.m²

1st Floor - 10.634 Sq.m²

Basement - 20.61 Sq.m²

Total Net Internal Area - 98.24 Sq.m² (1,059 Sq.Ft²) or thereby.

ITZA - 68.7894m² (751.22 Sq.Ft²).

RENTAL

Rental - **£18,780.00** (Per Annum, Exclusive of VAT).

SERVICE CHARGE

No Service Charge was charged for the year 2021/2022, However the Landlord reserves the right to service charge in future.

EPC RATING

The Building Energy Performance Rating is D.

RATES

The Rateable Value of the property is £12,700.00 with effect from 1 April 2023. The tenant will be responsible for the payment of Non-domestic Rates.

Rateable Value enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476 000.

INSURANCE

The landlord insures the building and the cost is recharged to the tenant. Subject to annual reconciliation, the Tenant is responsible for arranging adequate contents, Public Liability and any other required insurance.

UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

INFORMATION AND VIEWING

If you require further information or would like to arrange a viewing please do not hesitate to contact us -

**North Lanarkshire Properties,
Suite G.3 Dalziel Building,
7 Scott Street,
Motherwell,
ML1 1PN.**

Telephone: 01236 632 800

Email: Property@northlan.gov.uk

Date of Publication: **NOVEMBER / 2023**



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