



FOR SALE

CLASS 3 RETAIL PREMISES

227 Station Road, Shotts, ML7 4AW

Prominent roadside position.

Suitable for a variety uses, subject to consent.

100% rates relief available, subject to status.

Net internal area of 43.63 sq.m (469 sq.ft).

Offers over £70,000 are invited.

LOCATION

Station Road is the primary retailing location within Shotts, with the property occupying a prominent roadside position on the south side of the street.

Commercial occupiers in the vicinity include a Chinese Takeaway, veterinary practice, opticians, bookmakers and a Co-op Food.

Shotts lies within the North Lanarkshire region and is around 25 miles to the east of Glasgow City Centre and a similar distance to the west of Edinburgh. The town has a population of around 9,000 residents and has excellent road and rail links to both Glasgow and the surrounding towns and villages.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

227 Station Road comprises a retail unit, contained over ground floor of a single storey semi detached property dating from the early 1900's. The building is of traditional construction with a render finish and surmounted by a pitched and tiled roof.

Internally, the property until recently operated as a hot food take away and is laid out to provide a main sales area to the front, leading to a prep/kitchen area and staff toilet to the rear.

ACCOMODATION

According to our calculations the subject have a total net internal area of approximately 40.29 sq.m (434sq.ft).

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £5,200.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

SALE TERMS

Offers over 70,000 are invited for the purchase of our client heritable interest in the premises.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

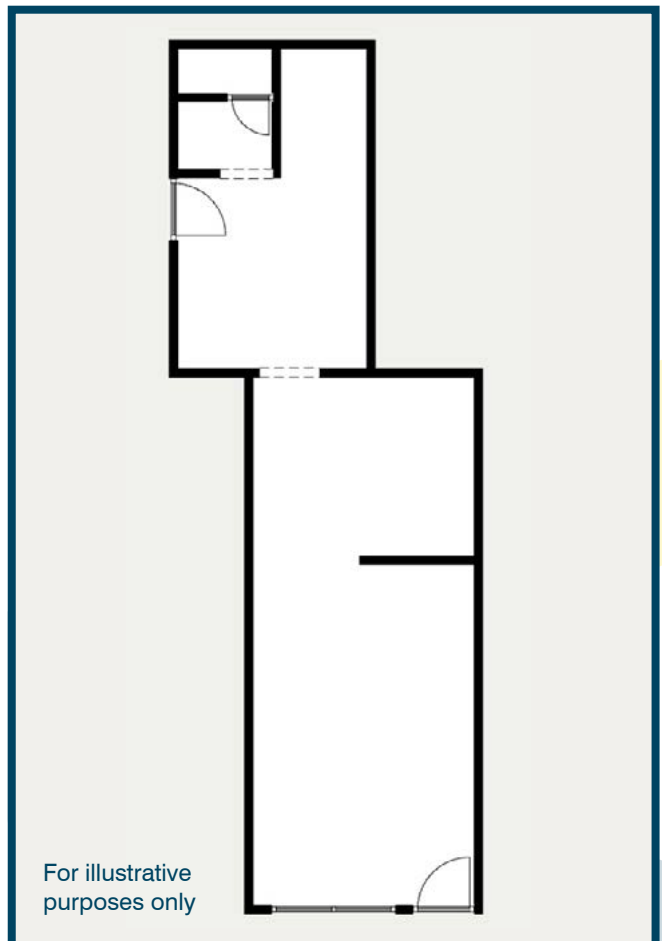
VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jacqueline Towie

Tel: 01698 284939

e-mail: Jacqueline.towie@dmhall.co.uk



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WSA2543

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