ORINSEN

FOR SPACES THAT WORK

INVESTMENT FOR SALE

60 MAIN STREET

WISHAW ML2 7AB

LET TO ICELAND FOODS LTD

PROMINENT MAIN STREET POSITION

PRICE	NET INITIAL YIELD	TOTAL FLOOR AREA
Offers Over £475,000	**9.07%**	**6,499 sq ft**
Heritable Interest	On £45,000 pa	603.74 sqm · Over Two Floors

0131 374 1111

LOCATION

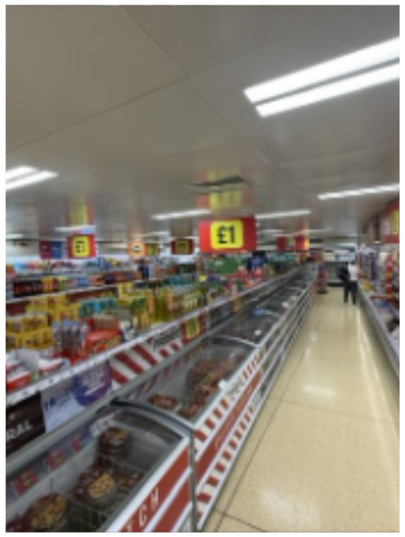
60 Main Street occupies a prominent trading position in the heart of Wishaw town centre, on the town's principal retail thoroughfare. Wishaw is an established North Lanarkshire town approximately 15 miles south-east of Glasgow, serving a substantial local catchment.

The immediate vicinity benefits from strong pedestrian footfall and a mix of national and independent occupiers, with the **Post Office**, **Admiral** and a range of high street names close by. Wishaw railway station and nearby public parking serve the town centre.

DESCRIPTION

The property comprises a prominent town centre retail unit arranged over ground and first floors, currently let to and trading as Iceland, with a substantial glazed frontage onto Main Street providing strong visibility to passing traffic. The ground floor provides the principal sales area together with ancillary storage, while the first floor is currently unfinished. The unit is held on a secure income-producing lease to a strong national covenant, offering an attractive town centre retail investment.





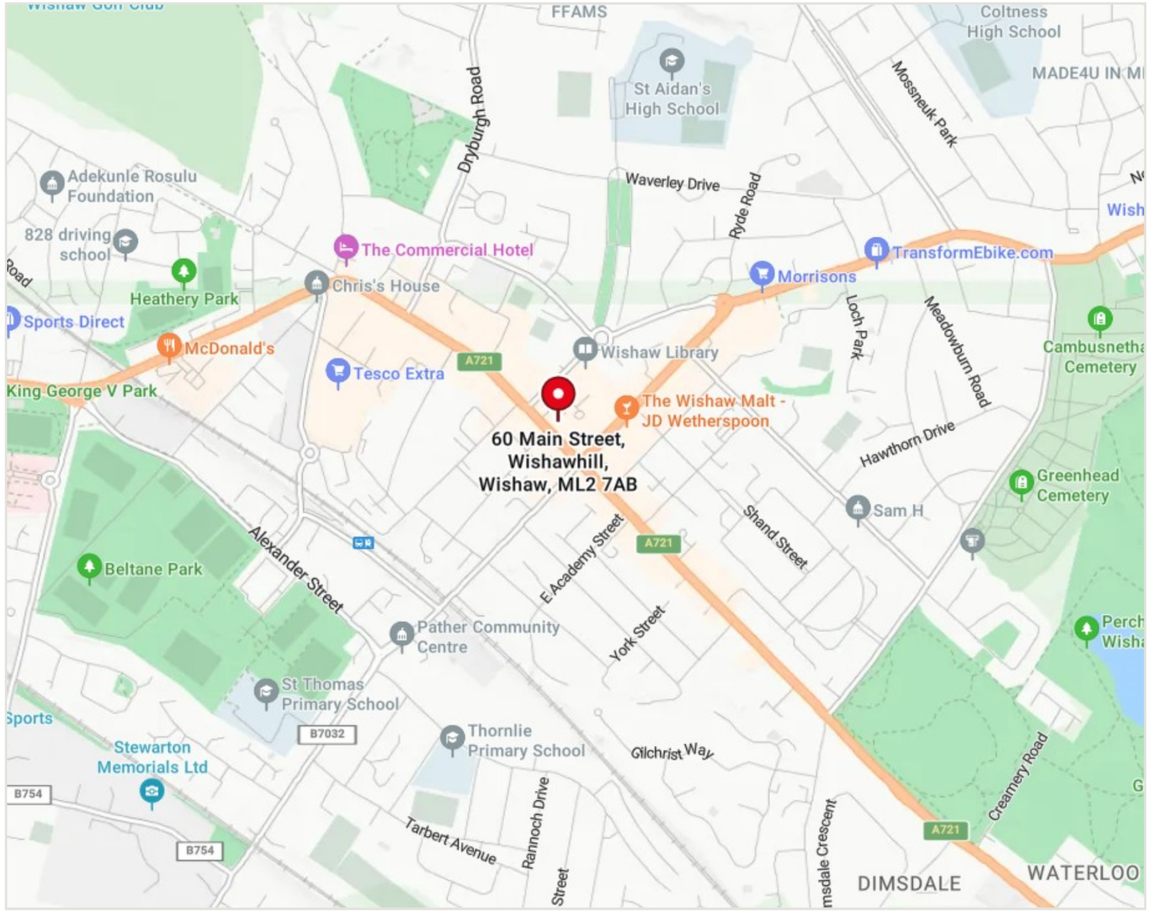


FURTHER INFORMATION

TENANCY	Let to Iceland Foods Limited on a five-year lease extension (by Minute of Variation) from 1 August 2026, expiring 31 July 2031, at a passing rent of £45,000 per annum, exclusive of VAT. A tenant-only break option is exercisable on 1 February 2029. Should the break not be exercised, a nominal rent of £1 per annum applies from 1 February 2029 to 31 July 2029.
ACCOMMODATION	Ground & first floors, approximate net internal areas: - Ground Floor 3,524 sq ft (327.37 sqm) - First Floor 2,975 sq ft (276.37 sqm) - **Total 6,499 sq ft (603.74 sqm)**
PROPOSAL	Offers in excess of £475,000 are sought for our client's heritable interest, reflecting a net initial yield of 9.07%.
RATING	Rateable Value £19,700 (Scottish Assessors) · UBR (2026/27) £0.481 · Rates payable approximately **£9,475 pa**. Rates are the tenant's responsibility.
PLANNING	The premises benefit from Class 1A (retail) consent.
EPC	An EPC report is available on request.
VAT	The property has been elected for VAT; the sale is anticipated to be treated as a Transfer of a Going Concern (TOGC).
LEGAL COSTS	Each party responsible for their own legal and professional costs. The purchaser will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents.



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