

DM HALL

To Let/ May Sell

**Class 1a Retail
Premises**

206 Main Street,
Wishaw, ML2 7LU



42.46 sq m
(475 sq ft)

Property Details

- Prominent roadside location.
- Suitable for a variety of uses, subject to consent.
- 100% rates relief available, subject to status.
- Rental offers over £6,500 per annum.
- Offers over £55,000 are invited.

LOCATION

Main Street is the primary retailing location within Wishaw with the subjects occupying a prominent roadside position on the north side of the street close to its junction with Belhaven Street.

Nearby occupiers are a mix of national and local operators including Lidl, Arthur Dental Care, Lloyds Pharmacy and Terrace Cafe, among others.

DESCRIPTION

206 Main Street is a terraced shop located on the ground floor of a three storey building of traditional construction. The upper floors are residential flats and under separate ownership.

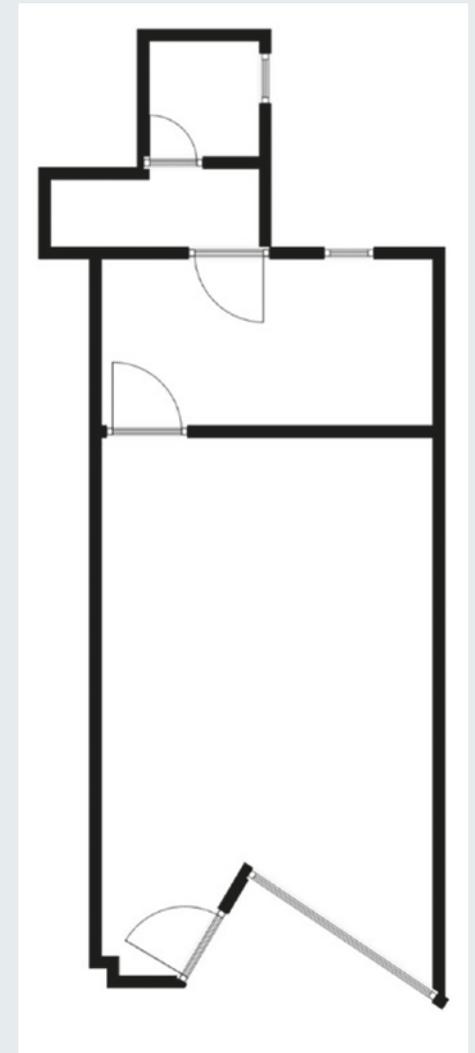
The shop has a modern large window display frontage with a recessed entrance door and are protected by an electric roller shutter door.

Internally there is a main sales area to the front with kitchen/store area and toilet facilities located to rear.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Floor	Accommodation	Sq.m.	Sq.ft.
Ground	Retail	42.46	475



INDICATIVE FLOORPLAN

Property Details

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,600 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

RENT/SALE

The property is available to let on full repairing and insuring terms for a period to be agreed, at rental offers in excess of £6,500 per annum.

Alternatively, our clients may consider a sale of their heritable interest, with offers sought in excess of £55,000.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



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RICS