






## TO LET Retail

215 MAIN STREET, WISHAW, ML2  
7NE

Offers over £15,000 are sought for the fixtures  
and fittings in situ

-  Busy thoroughfare
-  Excellent transport links
-  Alternative use potential
-  No VAT on the rent
-  Free parking

TOWN CENTRE LOCATION





## LOCATION

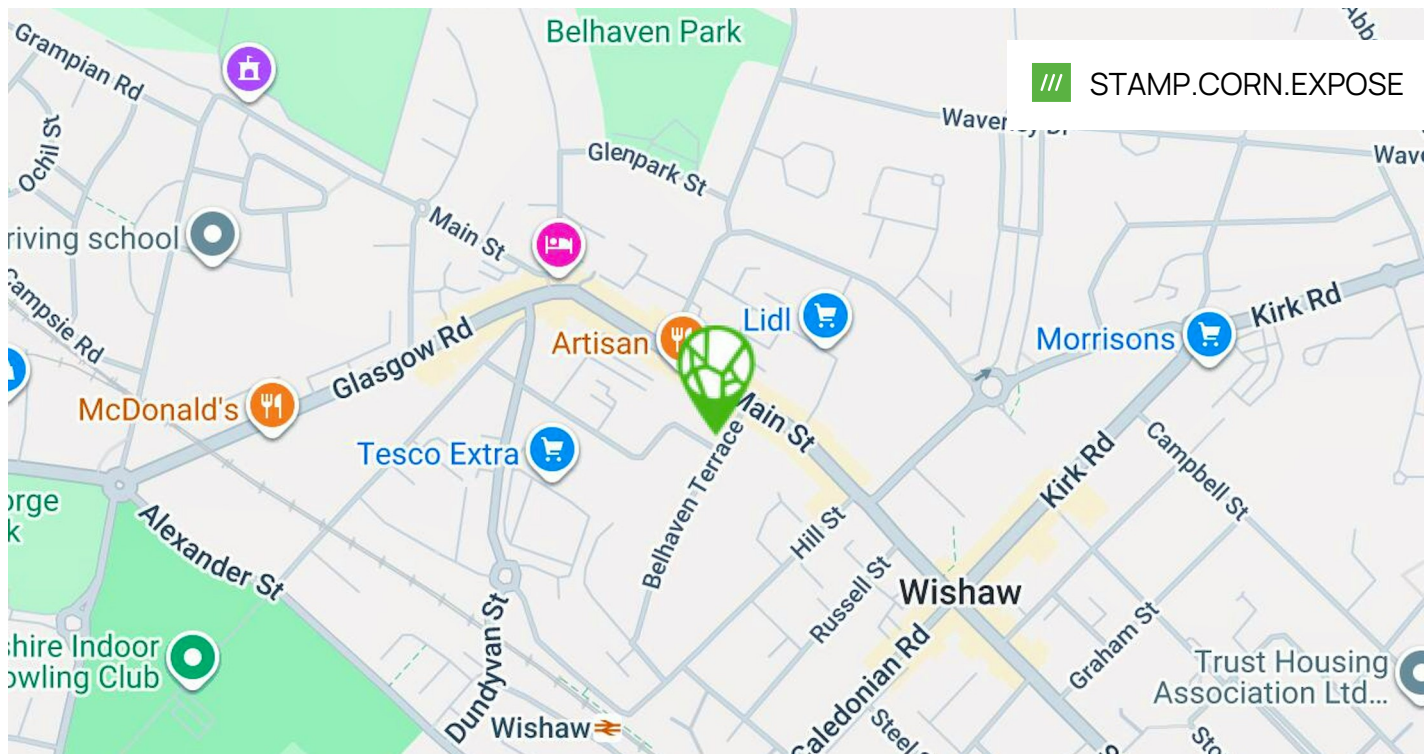
Wishaw is located in North Lanarkshire, approximately 15 miles south east of Glasgow and 2 miles east of Motherwell. The property is situated on the south side on Main Street close to its junction with Dryburgh Road, within the Town Centre. Main Street forms an extension to Stewarton Street and is the principal retailing thoroughfare for the town.

The property enjoys excellent public transport connections, with regular and bus services passing along Main Street, whilst Wishaw Rail Station takes less than 10 minutes walk to reach. Nearby occupiers include Jasmine House, Artisan, Costa Coffee and Bonmarche Peacocks.

## DESCRIPTION

The subjects comprise a ground floor retail unit within a mid-terrace 3 story sandstone building under a pitched and slate covered roof. The upper floors are residential in nature.

Externally, the shop sits under a non-illuminated fascia board and is accessed via flush twin pedestrian doors which lead into the sales area. The frontage is protected by roller shutters. Internally, the retail space is rectangular in shape. The suspended grid ceiling incorporates square LED lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in tiles. There is no gas supply to the property and space heating is provided electrically. A storage space and welfare facilities are provided to the rear of the shop.









## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	1,033	95.97

## LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum. Full quoting terms are available upon request.

## PREMIUM

Offers over £15,000 are sought for the fixtures and fittings in situ.

## RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,800. An occupier may be eligible for rates relief, subject to status.

## EPC

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

## VAT

Not applicable

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## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



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