

TO LET / FOR SALE

Retail

9 KIRK ROAD, WISHAW, ML2 7BL

The subjects comprise a ground floor retail unit within a masonry building arranged over two floors

- Main road frontage
- Excellent transport links
- Alternative use potential
- VAT not applicable
- 38.65 sq.m (416 sq.ft)





## LOCATION

Wishaw is located in North Lanarkshire, approximately 15 miles south east of Glasgow and 2 miles east of Motherwell. The A73 and A71 link the town to the motorway and trunk road networks including the M8 and M74. Motherwell is situated approximately 2 miles to the West.

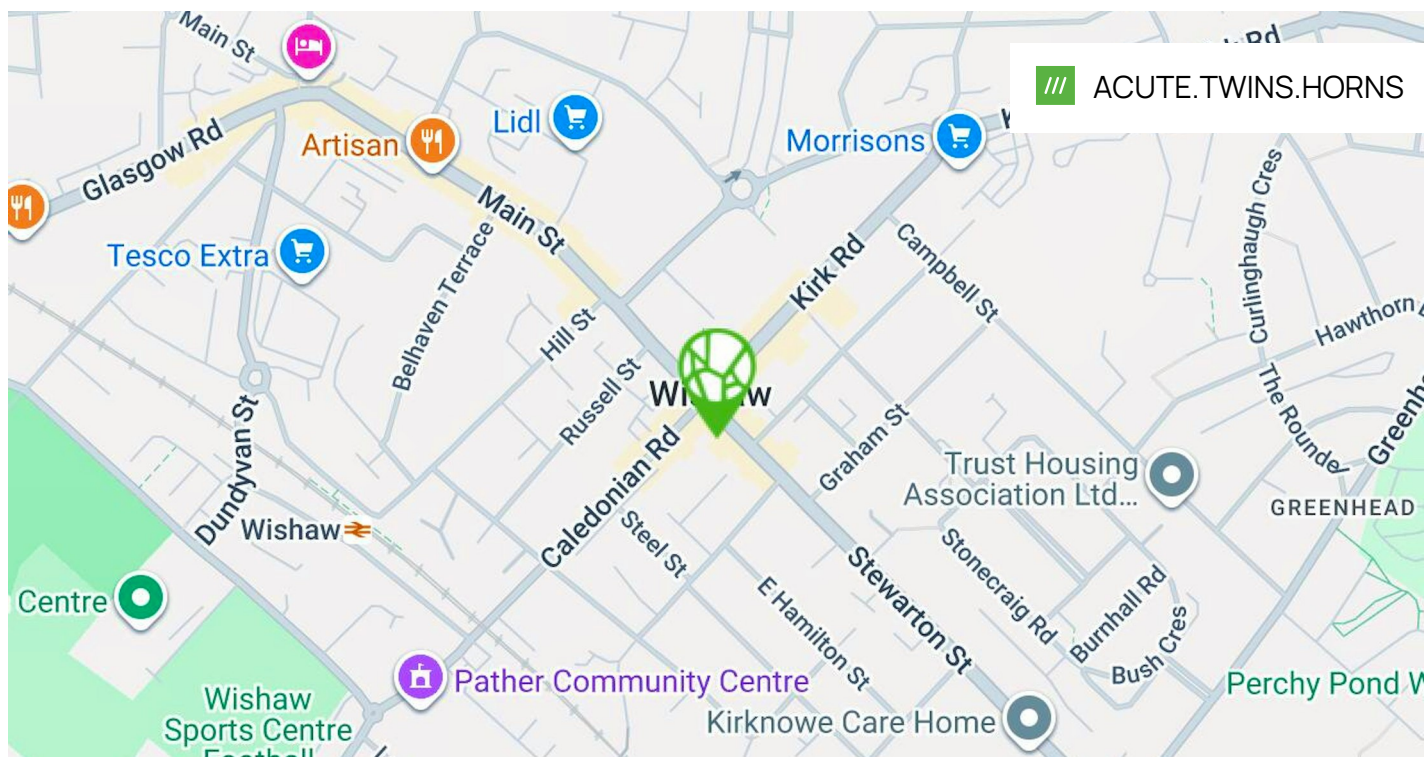
The property is prominently situated on the west side of Kirk Road, which connects to Main Street and Stewarton Street, in Wishaw town centre. The subjects enjoy excellent public transport connections, with regular and bus services passing along Kirk Road, whilst Wishaw Rail Station takes less than 10 minutes walk to reach.

Nearby occupiers include JD Wetherspoon, Santander and Domino's Pizza.

## DESCRIPTION

The subjects comprise a ground floor retail unit within a masonry building arranged over two floors. The roof is pitched and covered in tiles. The glazed frontage with flush entrance door sits under an non-illuminated fascia board.

Internally, the sales area is open plan with a carpet tile floor, slatwall panels covering the walls and suspended grid ceiling incorporating square LED lighting. There is a kitchen and WC to the rear. Space heating is provided electrically.







## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	416	38.65

## TENURE

Heritable Interest (Scottish equivalent of English Freehold).

## PRICE

Offers over £95,000 are invited for our client's heritable interest.

## 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 £9,500 per annum. Full quoting terms are available upon request.

## RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £5,600. An occupier may be eligible for rates relief, subject to status.

## EPC

A copy of the EPC is available upon request.

## VAT

Not applicable

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## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



**Shahzad Shaffi**

0141 291 5786 | 07742 333 933  
[ss@kirkstoneproperty.com](mailto:ss@kirkstoneproperty.com)



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