DM HALL

For Sale

Detached Office Block



61 High Road,
Motherwell
ML1 3HU

45.62 to 94.76 sq m
(491 to 1,020 sq ft)

- CLOSING DATE SET - 12 NOON TUESDAY 17 NOVEMBER 2026
- Central location close to main main bus routes and railway station
- Detached office building arranged over two floors
- Flexible cellular layout with multiple private offices and staff facilities
- 100% rates relief available, subject to status
- Net Internal Area 94.83 sqm (1,020 sq.ft)
- Offers Over £55,000

DESCRIPTION

61 High Street comprises a detached commercial office building of brick construction, arranged over ground and first floor levels, surmounted by a pitched roof clad in asbestos cement sheeting.

The property historically benefited from off-street parking to the front elevation; however, the frontage is currently enclosed by a timber fence.

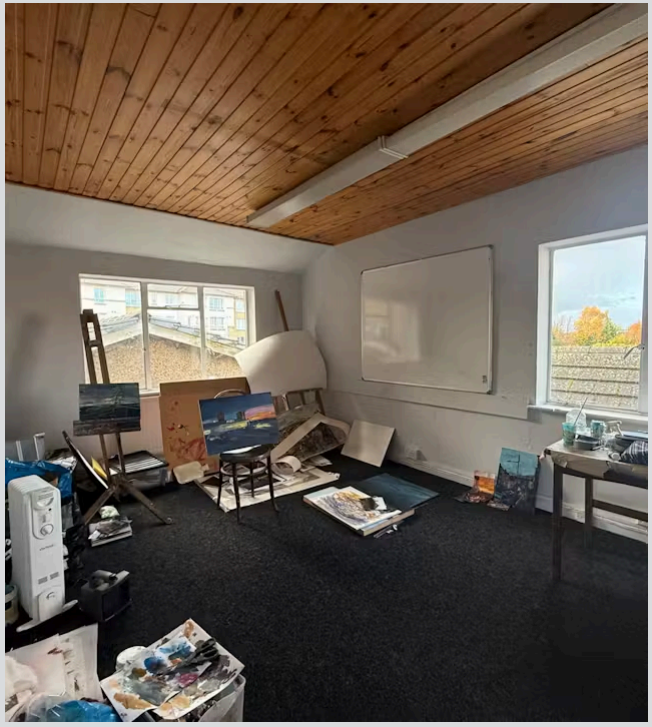
Internally, the accommodation is arranged in a cellular office layout, comprising the following:

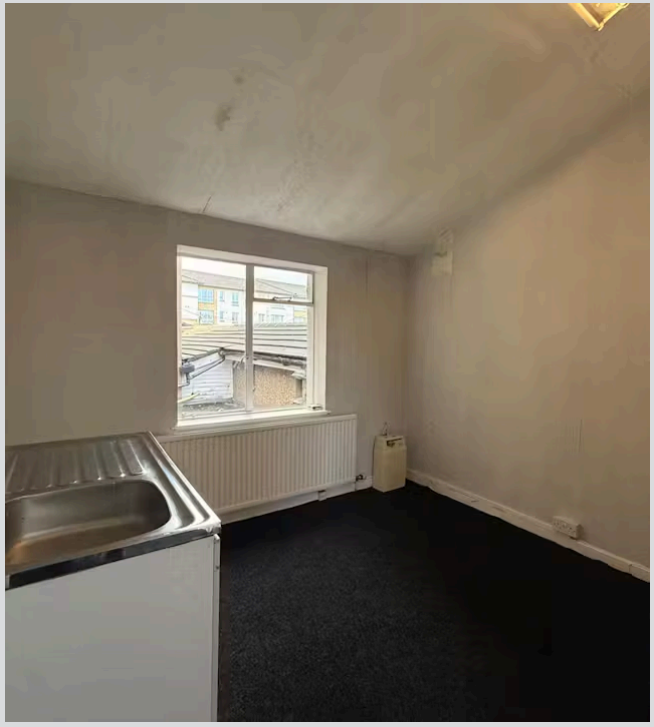
Ground Floor: Reception hallway, three general offices and WC provision.

First Floor: Two private offices, kitchen/staff accommodation and WC provision.









LOCATION

The subjects are located within the town of Motherwell, the principal administrative centre for North Lanarkshire Council, situated approximately 15 miles south-east of Glasgow, 2 miles east of Hamilton and 10 miles east of East Kilbride. The town has a population of approximately 33,000.

Motherwell benefits from good transport links, with its main railway station providing regular services to Glasgow Central, Edinburgh and other destinations. The town also enjoys convenient access to the M74 motorway, providing connections to Glasgow, the south of Scotland and the wider motorway network, alongside local bus services.

The subject property is situated on the west side of High Road, close to its junction with Hamilton Road and a short distance north-west of the town centre. Motherwell railway station lies to the east and is accessible from High Road via a pedestrian overpass. The surrounding area is predominantly residential in character, with the Bentley Hotel and Motherwell Bowling Club situated immediately adjacent to the property.

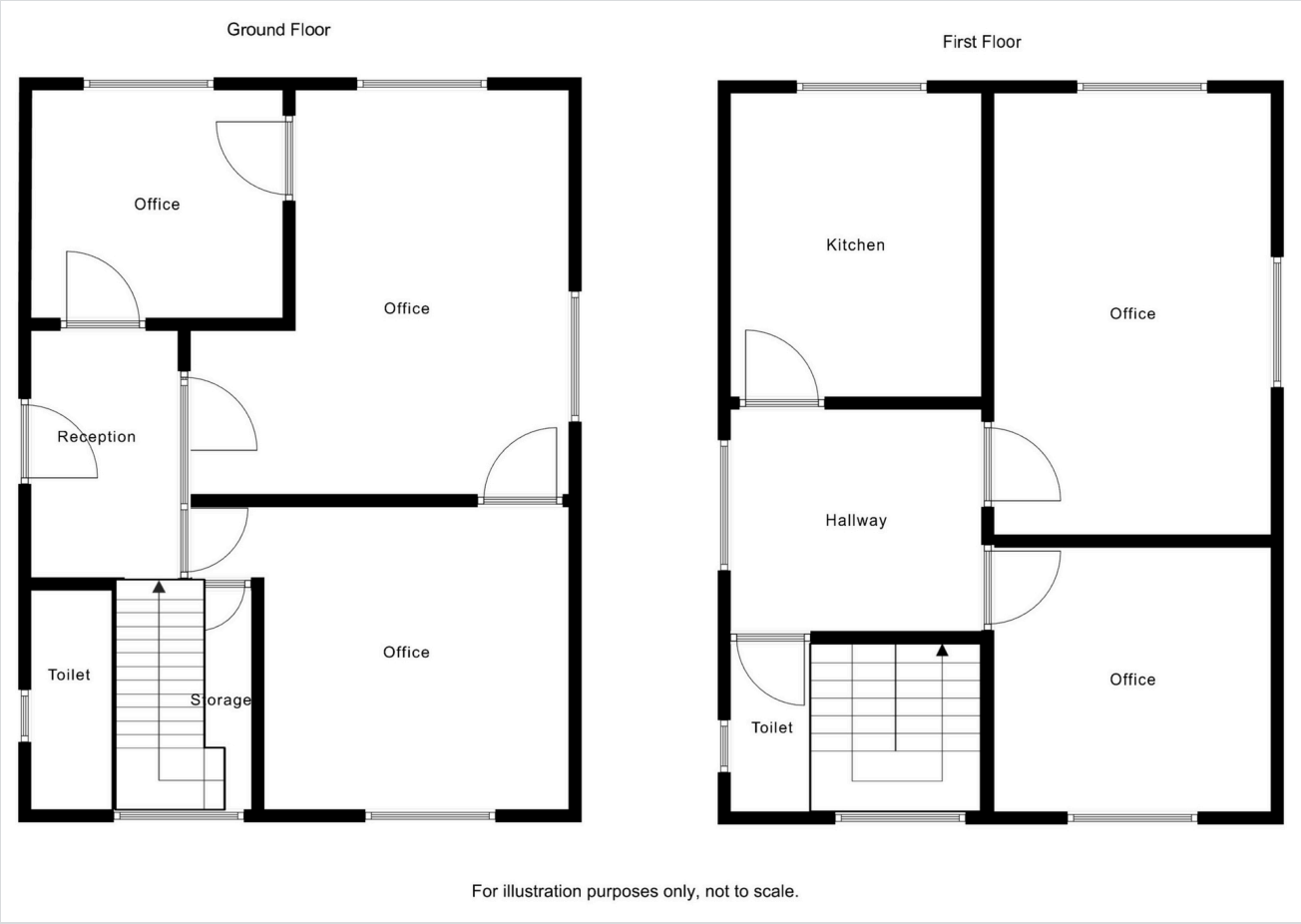
FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	529	49.15
1st	491	45.62
Total	**1,020**	**94.77**

EPC

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



LEGAL COSTS

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

PRICE

Offers in excess of £55,000

NON-DOMESTIC RATES

Rates Payable: It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.
Rateable Value: £5,300

VIEWING & FURTHER INFORMATION

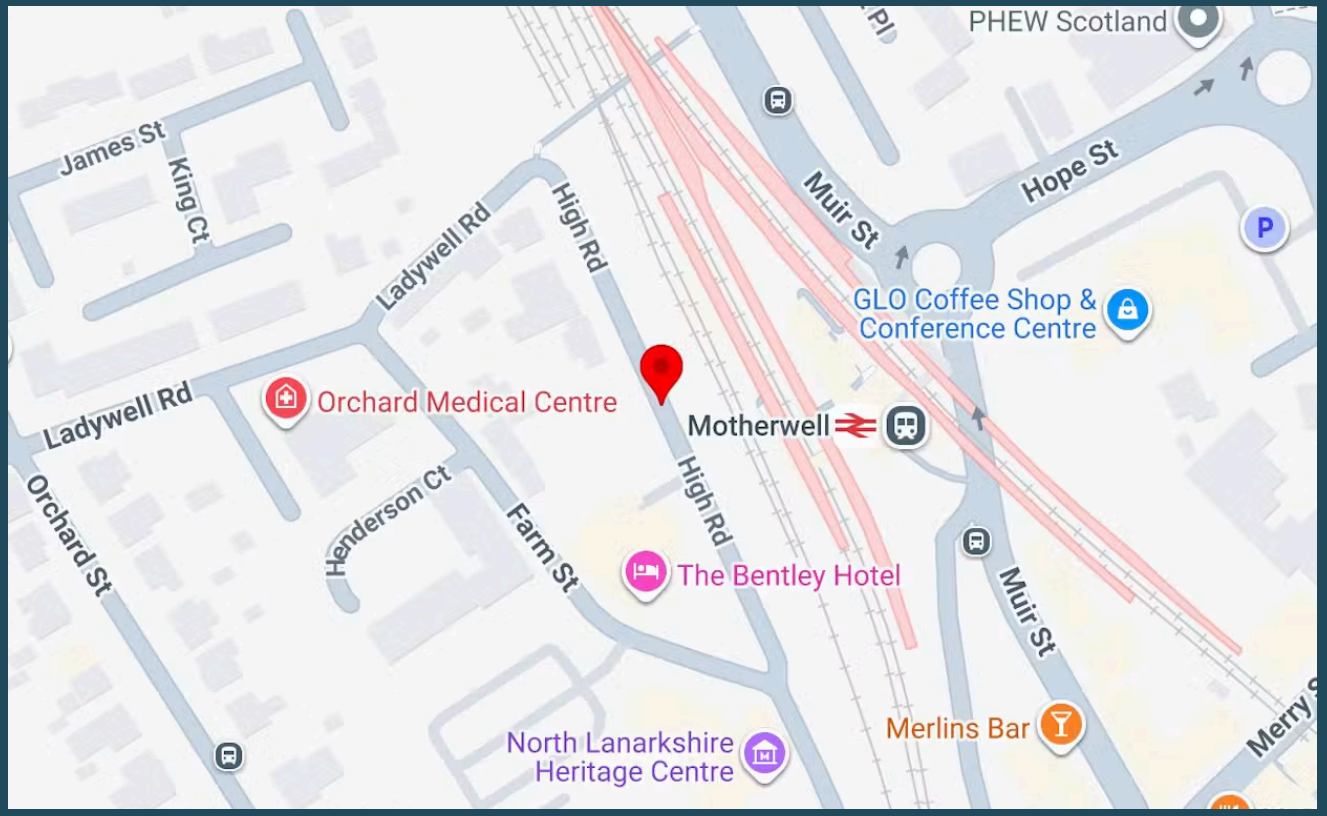
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: WSA3081

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