



83 Westwood Road, Newmains, Wishaw, ML2 9EL

Roadside Retail Opportunity With Superb Residential Catchment | 1,001sq ft | Rates & V.A.T. Free |
£15,000p.a. | Hot Food Potential

Summary

Tenure	To Let
Available Size	1,001 sq ft / 93 sq m
Rent	£15,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Situated on Busy Main Thoroughfare
- Stand Alone Unit
- Rates & V.A.T Free
- Superb Catchment Area
- 1,001sq ft
- Rent: o/o £15,000p.a

Summary

Available Size	1,001 sq ft
Rent	£15,000 per annum
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a stand alone single storey retail unit with dual display windows and recessed entrance door.

Internally the property offers an open plan retailing space with partitioned rear store and w.c. facility.

The property was formerly utilised as a newsagent with food offerings served from the partially fitted kitchen at the front. The property benefits from a recessed position from roadside allowing vehicle access and egress along with short term loading.

Area

93.02sqm (1,001sq ft)

NAV/RV

£7,200

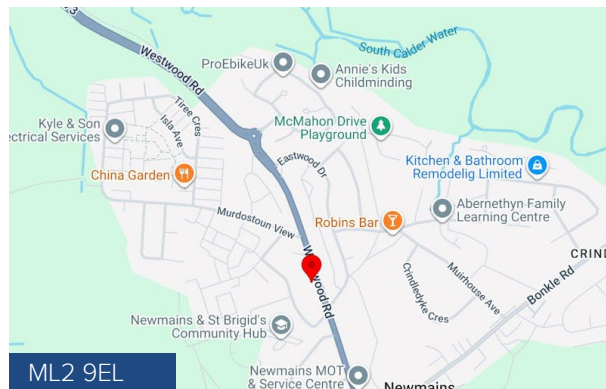
Location

Newmains is a small town located in North Lanarkshire, Scotland, on the eastern edge of Wishaw in the Clyde Valley. It lies approximately 18 miles south-east of Glasgow and forms part of the wider Motherwell and Wishaw urban area. With a population of around 5,400, Newmains is a primarily residential community that historically developed around coal mining and ironworking. It serves as a local catchment for residents who typically travel to nearby larger towns such as Wishaw, Motherwell and Hamilton for employment, shopping and major services.

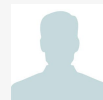
The town is well connected by road, lying at the junction of the A71 and A73, which provide good links across Lanarkshire and beyond. The M8 motorway is approximately 4.5 miles to the north and the M74 around 7 miles to the west, offering convenient access to Glasgow and Edinburgh. Public transport is provided by regular bus services connecting Newmains to Wishaw, Motherwell, Hamilton and Glasgow, although the town itself does not have a railway station — the nearest stations are located in Wishaw and Cleland.

Video

- Video Tour - <https://youtu.be/sRGwp-QEiYk?is=SfcV4VGLbZGJvhmP>



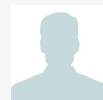
Viewing & Further Information



Will Rennie

07581396092 | 0141 237 4324

will@tsapc.co.uk



Jas Aujla

07810 717 229

jas@tsapc.co.uk

TSA Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 07/07/2026