

FOR SALE - RETAIL

5 MAIN STREET

WISHAW, ML2 7AF



KEY HIGHLIGHTS

- 1,226 sq ft
- Recently renewed for 5 years
- Situated next to Boots, VPZ, Lloyds Pharmacy, Bank of Scotland, Savers, Greggs and Poundland
- Offers over £256,000 = NIY 10.5%
- Tenant has been in occupation since 2013
- Expiry in August 2029
- Passing rent of £27,500 per annum = £23.01 Zone A
- No VAT payable

SUMMARY

Available Size	1,226 sq ft
Price	Offers in excess of £256,000 A purchase at this level reflects a NIY of 10.5% after purchasers' costs.
Business Rates	Upon Enquiry
VAT	Not applicable. No VAT.
EPC Rating	Upon enquiry

DESCRIPTION

Double fronted ground floor retail premises.

2 x large display windows with central customer entrance.

Internally the subjects are fitted out to a high standard with main open-plan front area.

Customer WC’s together with staff WC’s and tea prep are provided.

LOCATION

Wishaw is situated within the North Lanarkshire Local Authority Region approximately 15 miles east of Glasgow and 3 miles east of Motherwell with a population of approximately 30,000.

The subjects are situated in the heart of Wishaw town centre on the south side of Main Street by its intersection with Caledonia Road, Kirk Road and Stewarton Street.

Regular bus services operate on Main Street whilst Wishaw Railway Station is a 10-minute walk south-west.

On-street parking is provided.

Neighbouring occupiers include Boots, VPZ, Lloyds Pharmacy, Bank of Scotland, Savers, Greggs, Poundland, Cancer Research and Chest Heart & Stroke Scotland.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,226	113.90	Available
Total	1,226	113.90	

TENANCY INFORMATION

Let to Coral Racing Limited on FRI terms, no schedule of condition.

Tenant has been in occupation since 2013.

Passing rent of £27,500 per annum = £23.03/sq ft Zone A.

Expiry in August 2029.

Tenant only break option in August 2027, subject to 6 months notice.

6 months rental penalty, £13,750, if tenant exercised the break.



VIEWING & FURTHER INFORMATION

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