

## TO LET - RETAIL

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102 STEWARTON STREET

WISHAW, ML2 8AG



### KEY HIGHLIGHTS

- 2,262 sq ft
- Located within the heart of Wishaw Town Centre
- Well suited for retail, office, restaurant, clinic, dentist, vets, cafe etc.
- Benefits from easy, free on-street parking
- Fully refurbished Class 1A / Class 3 premises
- Available for immediate occupation
- May be suitable for yoga / pilates / gym / PT studio subject to planning
- Available on new FRI lease - £18,000 per annum - no VAT

SUMMARY

Available Size	2,262 sq ft
Rent	£18,000 per annum
Rates Payable	£6,822.60 per annum Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.
Rateable Value	£13,700
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise double-fronted corner retail unit that has been refurbished to a very high standard.

The property benefits from a new aluminium framed shopfront, fully white-boxed internally, new concrete floor, new electrics and gas central heating.

Internally provides main front open-plan space with ambulant WC, to the rear there is storage space complete with additional male and female WC's.

Easy on-street parking is provided to the front as well as to the side of the building where loading access is also available.

LOCATION

The subjects are located within the heart of Wishaw Town Centre on the south side of Stewarton Street a short distance east of its junction with Graham Street.

Stewarton Street is a busy main arterial route that connects with Main Street travelling west.

Generous free on-street parking is provided to the front.

Regular bus services operate on Stewarton Street and Wishaw Railway Station is a 15 minute walk west.

Nearby occupiers include Ness Gallagher Solicitors, Catch Me Fish & Chip SHop, Pure Zen Spa, Denholm Bakery and Aroma Coffee Shop.

ACCOMMODATION

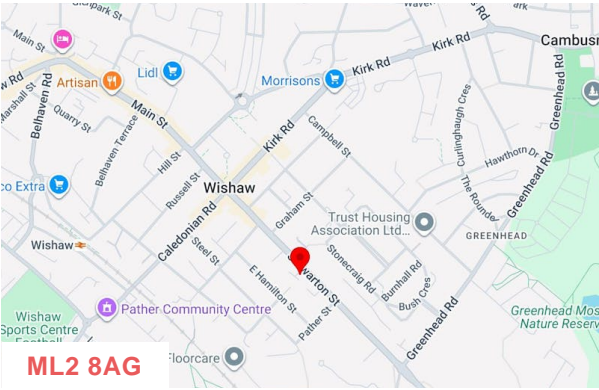
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,262	210.15	Available
<b>Total</b>	<b>2,262</b>	<b>210.15</b>	

PLANNING

The subjects benefit from Class 1A / Class 3 consent - well suited for retail, office, restaurant, clinic, dentist, vets, cafe etc.

May be suitable for yoga / pilates / gym / PT studio subject to planning, all planning queries should be made to North Lanarkshire Council.



VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk