

## 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

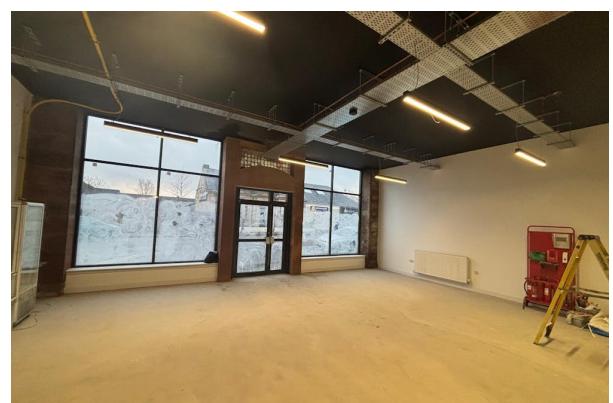
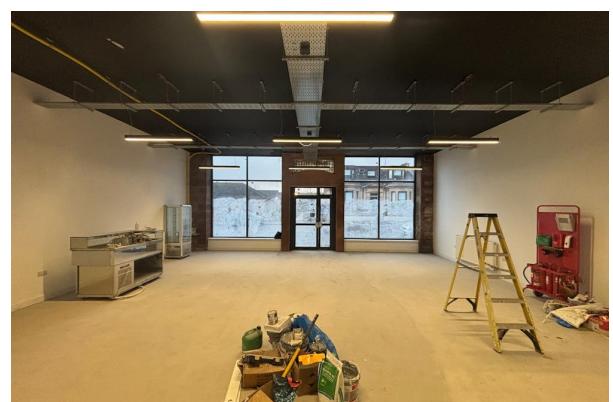
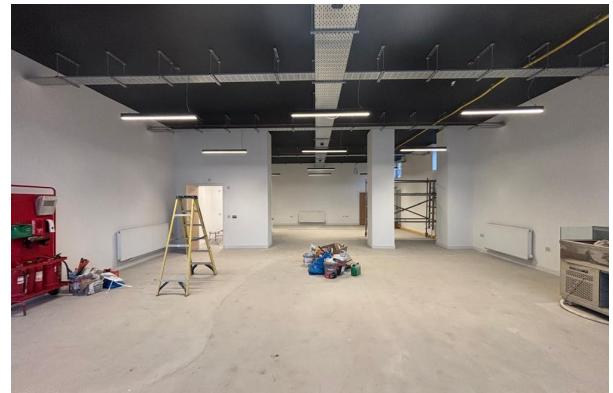
The accommodation comprises the following areas:

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

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