

## TO LET / FOR SALE

### Office

28 MUIR STREET, MOTHERWELL,  
ML1 1BN

The subjects comprise office suites on the first floor within a mid-terraced three storey building

- 1st floor offices
- Self contained space
- 24 hour access
- Well presented offices
- No VAT payable on the rent
- Potential for rates exemption
- Communal car parking to the rear



## LOCATION

Motherwell is served by good road links, lying close to junction 6 of the M74 motorway which extends onto the national motorway network. The town has a main line railway station providing regular services to Glasgow and surrounding Lanarkshire towns.

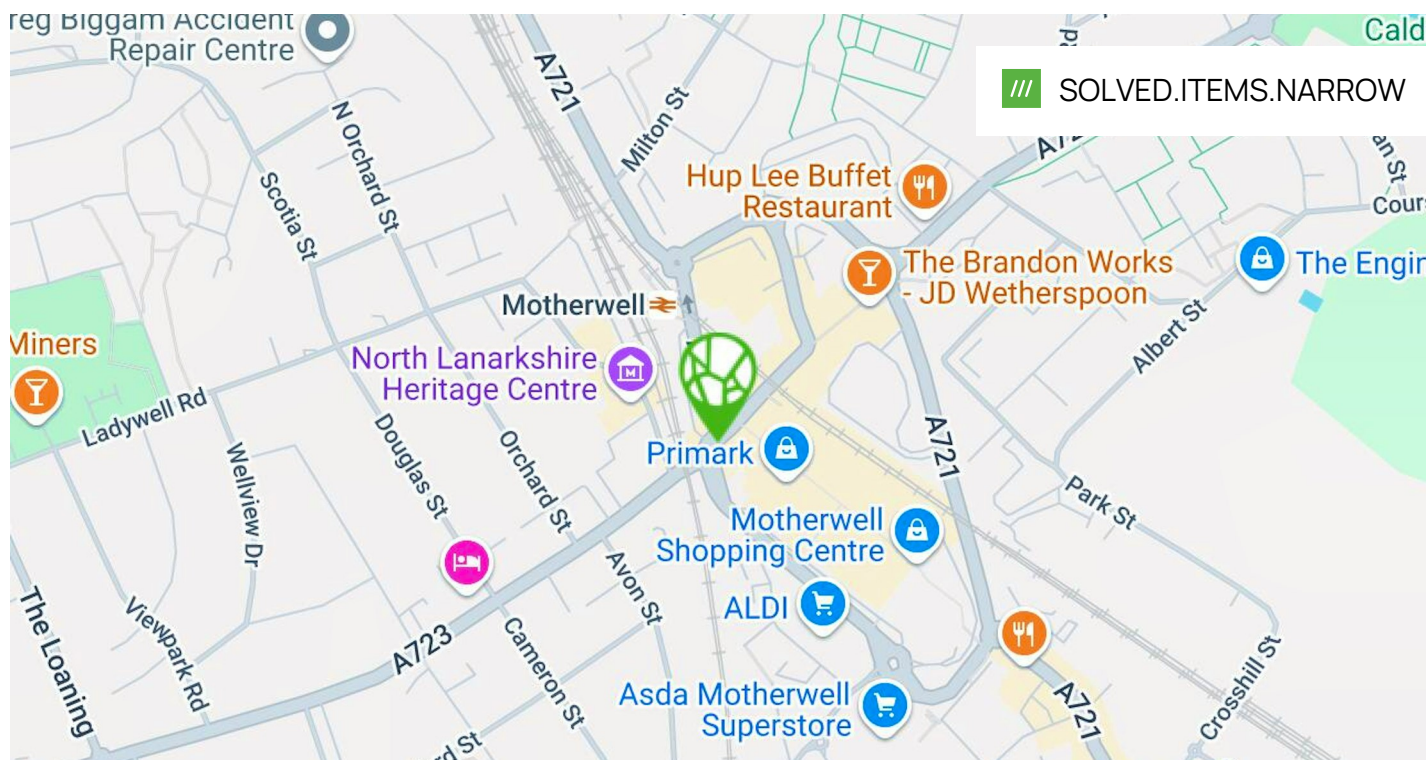
The subject property is located within Motherwell town centre and situated on the east side of Muir Street, close to its junction with Hamilton Road (A723). Muir Street is close to the main retail area of Motherwell and forms part of the one way traffic system through the town centre.

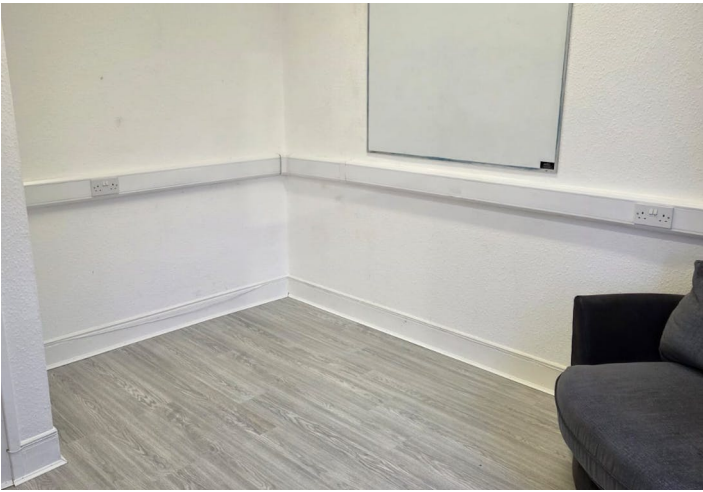
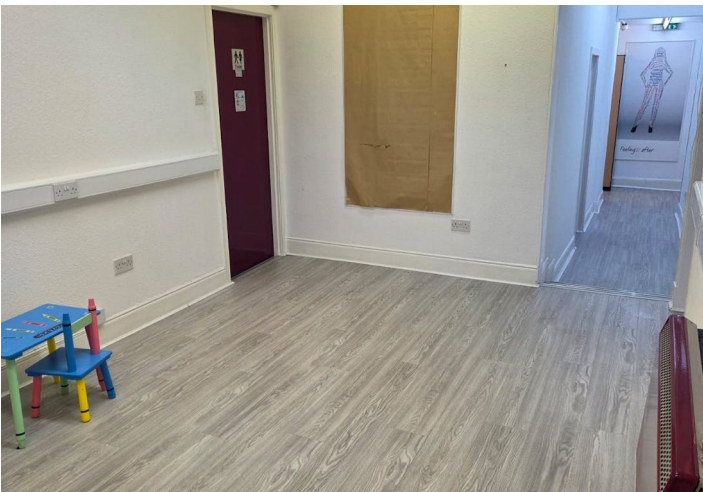
Excellent public transport links are available nearby with frequent bus services operating on Muir Street and Motherwell Railway Station is within easy reach taking less than 1 minutes' walk. Nearby occupiers include Ladbroke's, McDonald's and Boots Pharmacy.

## DESCRIPTION

The subjects comprise office suites on the first floor within a mid-terraced three storey building of traditional stone construction under a pitched and slated roof. Internally, the space benefits from 4 offices, a kitchenette and welfare facilities.

The floor throughout is of laminate and the walls and ceilings are of plaster/paint. Space heating is provided electrically. A courtyard at the rear provides communal parking for approximately 10 cars.





## ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR/UNIT | BUILDING TYPE | SQ FT | SQ M  |
|------------|---------------|-------|-------|
| 1st        | Office        | 719   | 66.80 |

## TENURE

Heritable Interest (Scottish equivalent of English Freehold).

## PRICE

Offers over £75,000 are invited for our client's heritable interest.

## LEASE TERMS

The property is available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £7,500 per annum. Full quoting terms are available upon request.

## RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,700. The occupier may be eligible for rates relief, subject to status.

## EPC

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

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## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



**Shahzad Shaffi**

0141 291 5786 | 07742 333 933  
[ss@kirkstoneproperty.com](mailto:ss@kirkstoneproperty.com)



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