

DM HALL

For Sale/
May Let

**Class 1 a Retail
Premises**

191 Main Street
Wishaw, ML2 7NE

77.04 SQ M
819 SQ FT



Property Details

- Prominent roadside location.
- Suitable for a variety of uses, subject to consent.
- 100% rates relief available, subject to status.
- Rental offers over £8,000 per annum.
- Offers over £75,000 invited.

Location

Main Street is the primary retailing location within Wishaw with the subjects occupying a prominent roadside position on the south side of the street close to its junction with Belhaven Street.

Nearby occupiers are a mix of national and local operators including Lidl, Arthur Dental Care, Be Uniforms and Terrace Cafe, among others.

Description

191 Main Street is a terraced shop located on the ground floor of a three storey building of traditional construction. The upper floors are residential flats and under separate ownership.

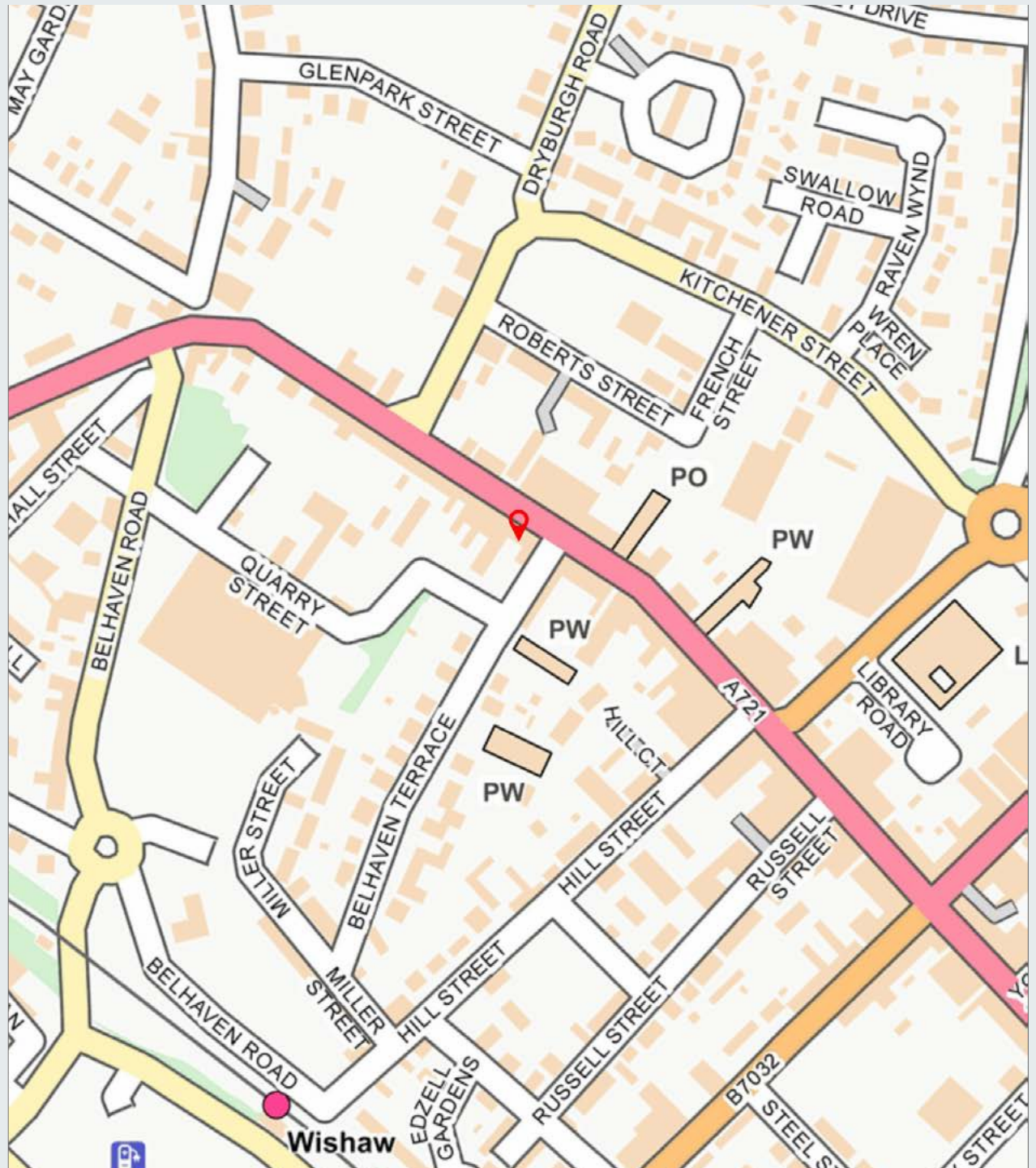
The shop has a modern double window display frontage with a recessed entrance door.

Internally there is a main sales area to the front with kitchen/store area and toilet facilities located to rear and has the benefit of access to a rear service yard.

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Retail	77.04	829
Total		611.04	6,577



Property Details

Energy Performance

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

Non Domestic Rates

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

Rent

The property is available is to lease on a full repairing and insuring terms for a period to be agreed.

Rental offers in excess of £8,000 per annum.

Sale

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

Legal Costs

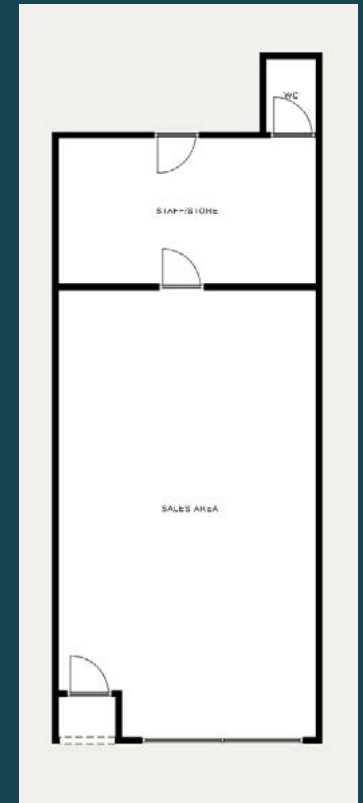
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

Anti Money Laundering:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

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