

6 STEWARTON
STREET,
WISHAW,
ML2 8AN



37.49 sq m
(403 sq ft)

Property Details

- Prominent town centre retail position.
- 100% rates relief, subject to occupier status.
- Net internal area of 37.49 sq.m (403 sq.ft)
- Rental offers of £6,000 per annum.

LOCATION

Stewarton Street is a busy commercial location within the heart of Wishaw town centre and is a continuation of Main Street, the primary retailing location within town. The immediate locality is a mix of retail and licensed premises, with nearby occupiers including Empire Property, Santander, Coral Bookmakers Boots Opticians, and various local traders.

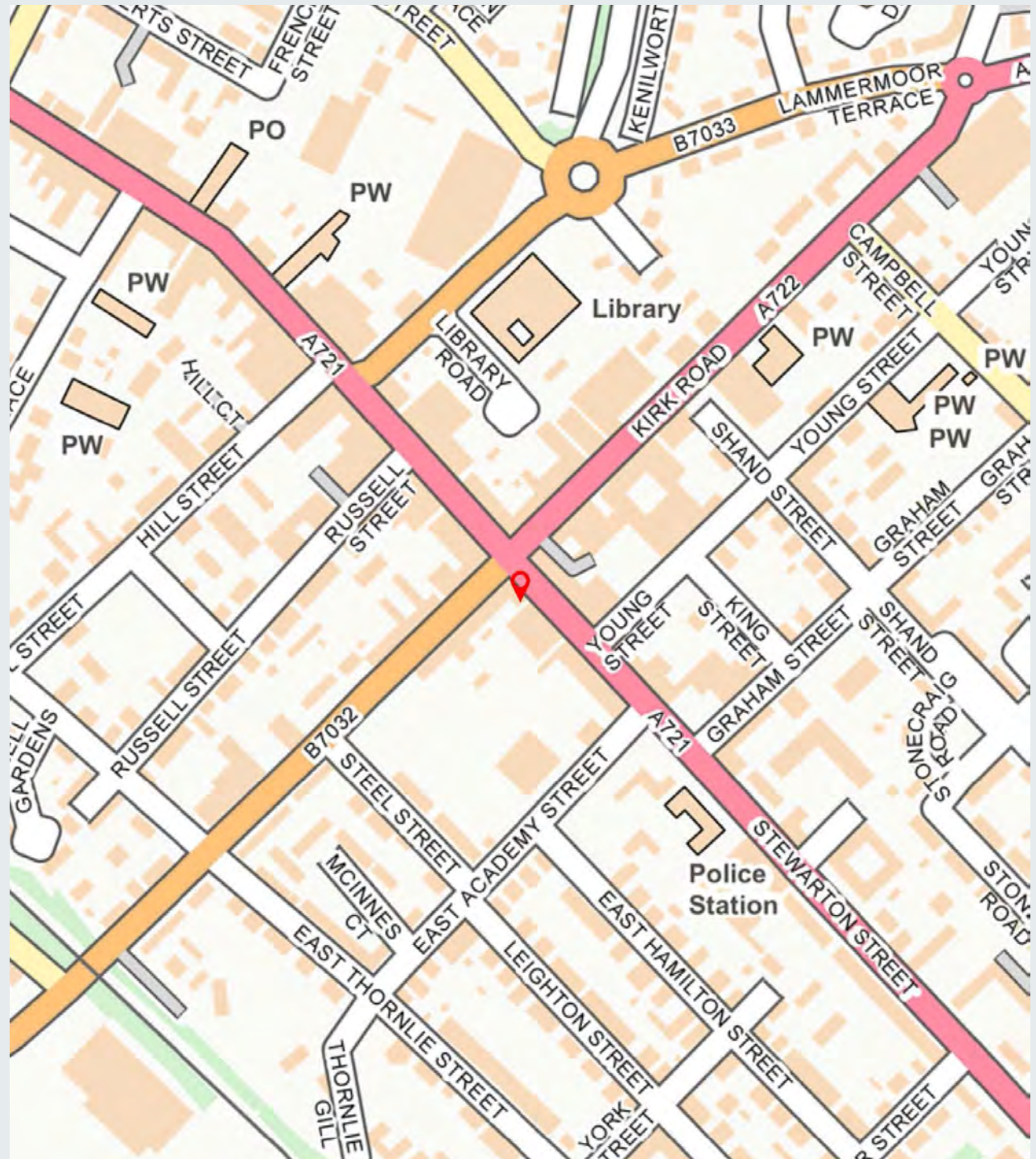
The town of Wishaw is situated approximately 15 miles to the east of Glasgow City Centre and is well connected on the main trunk road network and also provides reasonable public transport links, including a mainline railway station which links the City Centre of Glasgow with the surrounding Lanarkshire towns.

DESCRIPTION

6 Stewarton Street is a mid-terrace shop located on the ground floor a two storey building of traditional construction with upper floor being occupied by a mix of commercial occupiers.

The shop benefits from a large a modern display window and is secured with an electrical roller shutter.

The property previously traded as a beauty therapy salon and has be laid out to provide a reception area which leads



Property Details

to a series of private treatment rooms/offices, toilet facilities and staff accommodation.

Indicative floor plans are provided.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and has an internal floor area of 37.49 sq.m (403 sq.ft) or thereby.

ENERGY PERFORMANCE

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

NON DOMESTIC RATES

The property is shown in the Valuation Roll with a Rateable Value of £5,700.

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 £6,000 per annum.

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.



Property Details

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents:-

 Video available

ANTI MONEY LAUNDERING

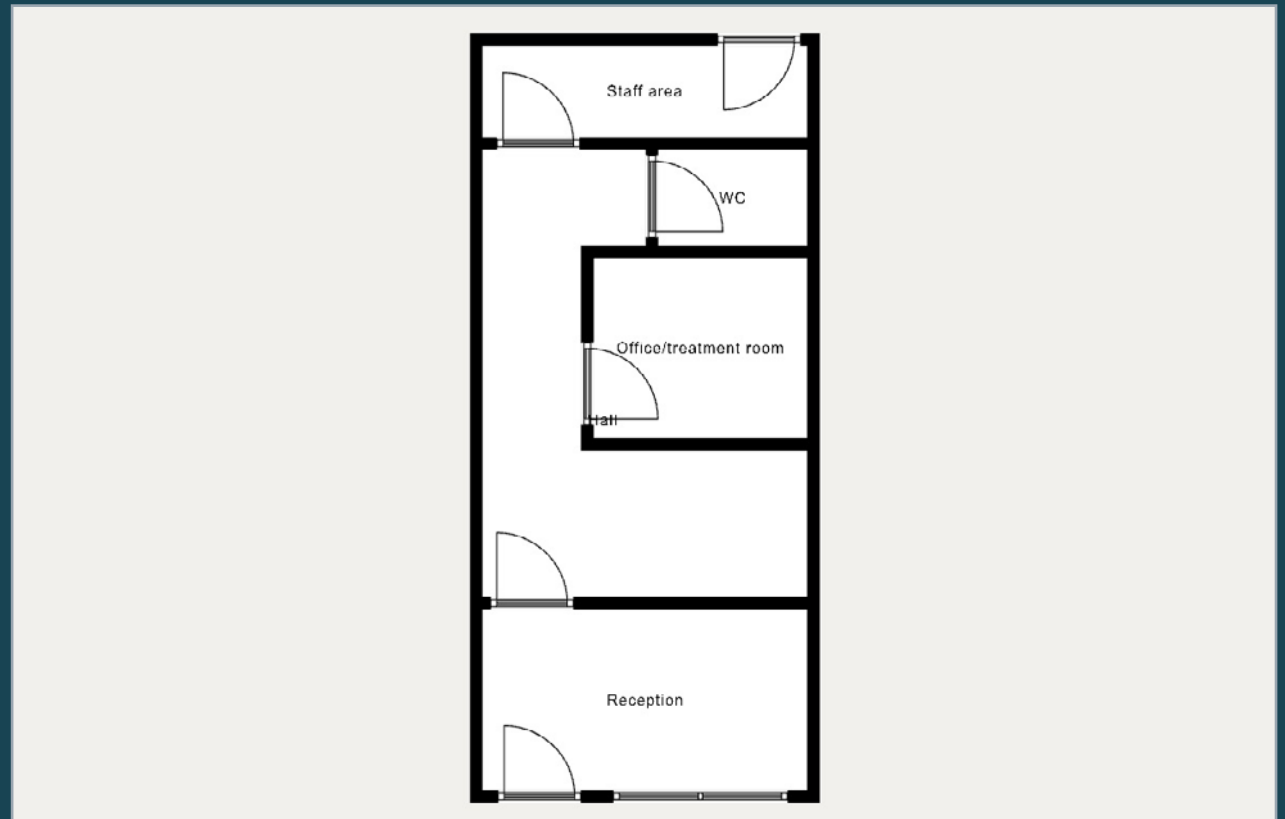
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Make an enquiry

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PROPERTY REF: WSA2717

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