



SPACIOUS SHOP/CLASS 2 OFFICE

376 Brandon Street, Motherwell

LOCATION:

Part of Oakfield House at the corner of Brandon Street and Oakfield Drive. Brandon Street is a busy, secondary trading location to the south east of Motherwell town centre, between the principal retail centre and the Civic Centre, North Lanarkshire Council offices. Neighbouring occupiers are predominantly local and independent traders and include Da Claudio restaurant, hot food takeaway, dog groomers, Weir hair studio, Sleepy Valley (beds), Ness Gallagher Solicitors, Tony Macaroni. The property has the benefit of a car parking space to the rear and there is on street parking and a public car park on Oakfield Drive.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Offering split level accommodation which could suit a variety of Class 2 office or retail uses, the subjects enjoy a prominent, corner position and boast extensive display frontages to busy Brandon Street and Oakfield Drive.

Recessed, anodised double doors and matching full height display windows to the primary office/shop, predominantly open plan with private office to the rear.

The second area is split level, 2 steps down and enjoys display frontages to Brandon Street and Oakfield Drive with kitchen, female/disabled and gents' toilets to the rear.

Acoustic tiled ceilings incorporating fluorescent lighting are installed throughout the public areas and there is a gas central heating system.

One parking space is provided to the rear.

AREA:

1210 sq ft/112.4 sq m or thereby net internal area.



RATEABLE VALUE: £14,300

To qualifying occupiers, the small business bonus scheme offers up to 100% rates relief and further details are available on the Scottish government website www.scotland.gov.uk under the heading Topics, Public Sector, Local Government, Local Government Finance then Non Domestic Rates.

ENERGY RATING: Awaiting EPC

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms at RENTAL OFFERS OVER £15,000 per annum exclusive of VAT and local rates.

There is an annual service charge, currently £1200, which includes buildings insurance

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R510 Prepared Oct 2018

NOTICE

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