



FIRST FLOOR OFFICE TO LET WISHAW TOWN CENTRE

12 Young Street, Wishaw

LOCATION:

To the south east of Wishaw Cross within the central commercial core of the town.

Ground floor occupiers in the area are predominantly independent traders such as barbers, beautician, coffee shop but also include The Clydesdale Bank. The adjoining first floor premises are utilised by the ground floor barbers.

The local road network offers access throughout Lanarkshire, including Motherwell, Hamilton etc. and connections to the M74 for Glasgow, the south and the national motorway network (M73, M8 etc). In addition, there are regular services to Glasgow and Lanark from Wishaw railway station.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

One of 2 offices on the first floor of a two storey traditional tenement which fronts Stewarton Street in Wishaw town centre. Access is via a pend close from Young Street and parking is available within the rear court.

Protected by a roller shutter, a replacement UPVC entrance door leads to hallway with access off to open plan, L-shaped office, kitchen and toilet. UPVC framed replacement double glazing has been installed and there are wall mounted electric convector heaters. Parking is available in the rear court.

AREA:

504 sq ft/46.82 sq m or thereby net internal area



RATEABLE VALUE: £4350

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 TERMS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration.

On this basis RENTAL OFFERS OF £4,500 per annum are invited exclusive of VAT and llocal rates.

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

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



REF: O283 Prepared Nov 2018

NOTICE

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