



Whyte  
& Barrie



## SHOP FOR SALE

5 Wellbrae, Strathaven, ML10 6AL

### LOCATION:

On Wellbrae, only yards from Common Green, the focal point of retail and commercial activity in Strathaven. Wellbrae connects Common Green to Kirk Street and also features Amici Ristorante. Strathaven town centre amenities and facilities serve not only the increasing resident population but also the surrounding rural area and there is a traditionally good degree of tourism/day visitors. There are a number of free public car parks around the town centre.

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Part of the ground floor of a two storey corner tenement building. Double glazed display window and matching door (each protected by roller shutters) to sales area with open doorway to back shop/staff area and toilet. A restricted height mezzanine area has been formed to provide additional storage, accessed by a fixed, but temporary, stair.

## AREA:

24.51 sq m/264 sq ft or thereby net internal area

**RATEABLE VALUE:** £1,700

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.



**ENERGY RATING:** G

**PRICE:** OFFERS OVER £35,000

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

## VIEWING:

STRICTLY by appointment with Whyte & Barrie as agents.

**REF: R521 Prepared May 2019**

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