



TOWN CENTRE SHOP TO LET MAY SUIT A VARIETY OF USES

147 Main Street, Wishaw, ML2 7AU

LOCATION:

On the southern side of Main Street between Hill Street and Belhaven Terrace in the retail and commercial core of Wishaw. Busy with vehicular and pedestrian traffic, there is a pedestrian crossing nearby and free car parking is available throughout the town centre. Neighbouring and nearby occupiers include Freelands solicitors, YMCA, coffee shop, hot food takeaway, childrenswear, Shilady's estate agent, Homestyle, OMG!, Lloyds pharmacy and Lidl.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Fronting busy Main Street, one of 2 single storey mid-terraced properties between 2 storey and 3 storey red sandstone buildings.

Extended to the rear, the property is deceptively spacious offering an open plan retail area with separate office/treatment room to the rear and staff area/kitchen with toilet beyond with a door onto a rear court. A remote controlled roller shutter protects the frontage.

In need of refurbishment and re-fitting, prospective tenants will be able to finish the interior to their own specification and requirements.

AREA:

498 sq ft/46.26 sq m or thereby net internal area.

RATEABLE VALUE: £5,700

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



ENERGY RATING: G

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable period at **RENTAL OFFERS OF £5,500 per annum** (excluding VAT and local rates).

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

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: R561 Prepared July 2021

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
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