



FOR LEASE OR SALE CLASS 2 OFFICE / SHOP / SALON

352 Main Street, Wishaw, ML2 7NG

LOCATION:

On busy Main Street, to the north of the junction with Dryburgh Road, on the fringe of the main commercial and retail core of Wishaw town centre. The principal commercial thoroughfare of the town, Main Street also forms part of the A721, a busy vehicular traffic route between Wishaw and Motherwell. The surrounding area displays a variety of uses and nearby occupiers include Cancer Care trust, public house, veterinary surgeon, chiropractor, podiatrist, nail technician, beautician.

Wishaw lies 3 miles to the south east of Motherwell, 15 miles south east of Glasgow and has a population of approximately 30,000

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of the ground floor of a 2 storey tenement building with communal rear court, the property enjoys twin display windows flanking a central entrance door protected by a roller shutter. Most recently an office for a charity and previously a salon, the property has an adaptable lay-out and could suit a variety of uses. Currently reception/sales area with various offices/treatment rooms and toilet off with kitchen and second toilet to the rear.

Gas central heating has been installed.

There is vehicular access to the right hand side of the property to a parking area to the rear.

AREA:

928 sqft/86.22 sqm or thereby net internal area by our calculations.

ENERGY RATING: F

RATEABLE VALUE:

£6,700

To qualifying occupiers, rates relief may be available under the Scottish Government's Small Business Relief Scheme and prospective tenants/purchasers should make their own enquiries to satisfy themselves in this connection.



PRICE, RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OF £9,500 per annum exclusive of VAT and local rates.

Alternatively, our client will consider a sale of the property at OFFERS OVER £85,000.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: R563 Prepared October2021

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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