



RARE OPPORTUNITY TO PURCHASE SHOP/POTENTIAL CLASS 2 OFFICE FOR SALE

77 Manse Road, Motherwell, ML1 2PW

LOCATION:

On Manse Road, between Edward Street and Knowetop Avenue in a predominantly residential area to the east of Motherwell town centre. One of a cluster of shops in the vicinity, neighbouring and nearby occupiers include bridal salon, hairdresser, barber, podiatrist, Chinese takeaway, beauty salon and sandwich bar whilst Motherwell F.C. Fir Park Stadium and Club 100 social club are nearby. On street parking is available immediately outside the shop and there is also a public car park nearby, off Gavin Street. Motherwell is a principal town of North Lanarkshire approximately 15 miles to the south east of Glasgow city centre and has a population of around 59,000. The local road network provides access throughout Motherwell and to the neighbouring towns of Hamilton, Wishaw and beyond together with a connection to Junction 6, M74 for Glasgow and the national motorway system.

HAMILTON OFFICE:

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

CONTACT US

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DESCRIPTION:

One of a number of commercial properties to the ground floor of a 2 storey red sandstone tenement which has residential flatted properties to the first floor.

Full width, remote controlled roller shutter over display window and entrance door to open plan sales area with small staff area and toilet to the rear. Gas central heating has been installed operating through 2 radiators in the retail area.

This is a rare opportunity to acquire a property in the Manse Road/Gavin Street vicinity which could suit a variety of retail, salon or office uses.

AREA:

521 sq ft/48.36 sq m or thereby net internal area

RATEABLE VALUE: £4,100

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: E



PRICE:

OFFERS OVER £ 60,000 are invited.

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: R566 Prepared December 2021

NOTICE

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