



PROMINENT SHOP TO LET

2 Green Street, Strathaven, ML10 6LT

LOCATION:

Prominent position at the junction of Green Street with Common Green, in the heart of Strathaven town centre. Strathaven is a busy commuter town serving the ever increasing resident population together with various surrounding villages. There is also traditionally a degree of tourism/day visitors to the town centre, Strathaven Park and the town's other attractions. Occupiers within the town centre are a mix of local independent businesses such as hair and beauty, jewellers, gift shops, nail bar, barbers, bakers and a number of national occupiers such as Scotmid, Bank of Scotland, Greggs, Boots and William Hill. Parking is available on Common Green and in various car parks throughout the town.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

A rare opportunity to lease prominent premises in a prime position in Strathaven.

A ground floor retail unit boasting display windows to both Common Green and Green Street and consisting of an open plan sales area along with staff area and toilet off.

The landlord has confirmed that a new shop front will be installed, similar to that illustrated over and below to enhance the unit for any occupier.

Requiring a degree of upgrading internally any new tenant has the opportunity to finish and fit out the premises to their specification and taste and the landlord may be prepared to consider incentives dependant on the works to be undertaken and agreement on lease terms.

AREA:

40.36 sq m/434 sq ft or thereby net internal area by our calculations.

RATEABLE VALUE: £7,600

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 for a negotiable duration on standard, commercial full repairing and insuring terms at **RENTAL OFFERS OVER £8,000** per annum exclusive of VAT and local 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: R537 Prepared March 2020

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