



SHOP TO LET

38 Caledonian Road Wishaw

LOCATION:

Secondary position on busy Caledonian Road to the south of Wishaw Cross within the central retail and commercial core of the town. There are bus stops in both directions on Caledonian road and a number of free car parks around the town centre. Surrounding occupiers are predominantly of a local, independent nature and include Hugh Black, butcher; Barr & Son, baker; hairdresser; clothing alterations and Bells florist.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
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DESCRIPTION:

Part of the ground floor of a 2 storey building having retail uses on the ground floor and residential flats above.

A remote controlled roller shutter protects the replacement, galvanised display frontage. A former beauticians, 2 treatment rooms have been partitioned off however these can be removed to provide open plan space and there is a toilet to the rear.



AREA:

322 sq ft/29.95 sq m or thereby net internal area.

RATEABLE VALUE:

£3,050

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: Awaiting EPC

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 £5,500** per annum.

We are informed by our clients that VAT will not be charged on the rent in this instance.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R546 Prepared October 2020

NOTICE

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