



TO LET SHOWROOM/RETAIL UNIT ON BUSY MAIN ROAD

678, Glasgow Road, Wishaw ML2 5SR

LOCATION:

On the northern side of Glasgow Road which forms part of the A721 trunk road between Motherwell and Wishaw and is a busy arterial route with a high volume of passing vehicular traffic. The local road network offers connections beyond Motherwell and Wishaw to Carlisle and Lanark to the south east, to Hamilton to the west and to the M74 for Glasgow, the south and the national motorway system.

The Dragon Inn Chinese takeaway is immediately adjoining and there are a number of commercial properties located in close proximity along Glasgow Road including Jewsons, ATS, Topps Tiles, Burger King whilst the long established Caledonian Retail Park is also nearby and is anchored by The Range, Food Warehouse, Matalan, B & M, Argos

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
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DESCRIPTION:

Part of a small commercial development with the attached Dragon Inn Chinese takeaway, a single storey showroom with potential for a number of uses. Full height display windows to busy Glasgow Road with side door to open plan retail area which currently has a store partitioned off but can readily be opened up to provide a larger sales floor. General/sales office to the rear with adjoining private office, staff kitchen and toilet off.

The property has the rare benefit of a private car park immediately adjacent.

AREA:

1497 sqft/ 139.12 sqm net internal area

RATEABLE VALUE:

£8,100. 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:

RENT ON APPLICATION

A new lease is sought on standard full repairing and insuring terms for a negotiable duration. Our client informs us that VAT will not be charged on the rent.

The electricity meter for the adjoining takeaway is located in the subjects so the landlord reserves the right for access to take meter readings throughout the lease.

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: R576 Prepared July 2022

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