

DM HALL

For Sale

Detached Office Block



61 High Road,
Motherwell
ML1 3HU

45.62 to 94.76 sq m
(491 to 1,020 sq ft)

- Central location close to main main bus routes and railway station
- Detached office building arranged over two floors
- Flexible cellular layout with multiple private offices and staff facilities
- 100% rates relief available, subject to status
- Net Internal Area 94.83 sqm (1,020 sq.ft)
- Offers Over £55,000

DESCRIPTION

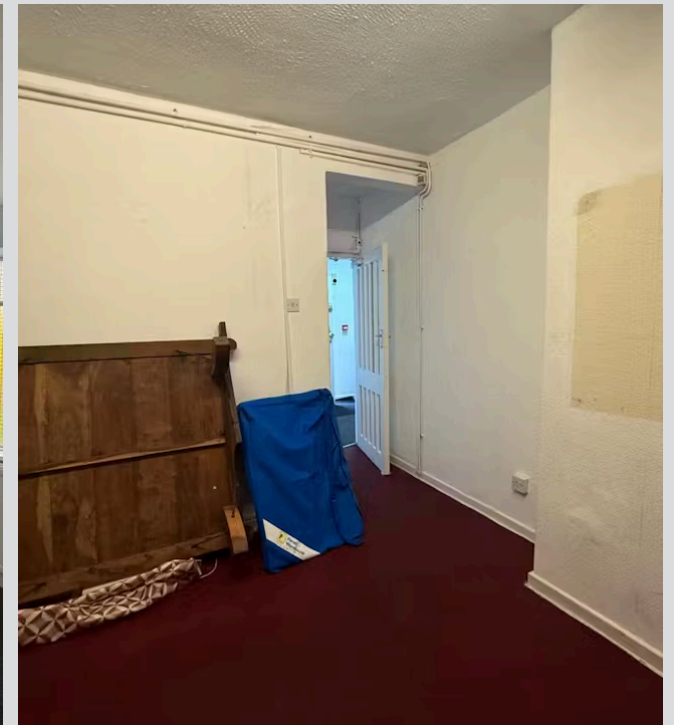
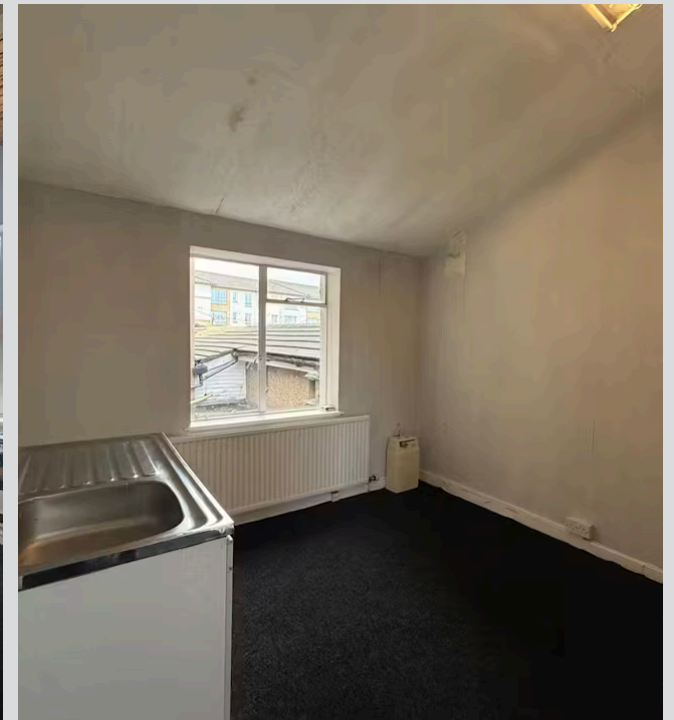
61 High Street comprises a detached commercial office building of brick construction, arranged over ground and first floor levels, surmounted by a pitched roof clad in asbestos cement sheeting.

The property historically benefited from off-street parking to the front elevation; however, the frontage is currently enclosed by a timber fence.

Internally, the accommodation is arranged in a cellular office layout, comprising the following:

Ground Floor: Reception hallway, three general offices and WC provision.

First Floor: Two private offices, kitchen/staff accommodation and WC provision.



LOCATION

The subjects are located within the town of Motherwell, the principal administrative centre for North Lanarkshire Council, situated approximately 15 miles south-east of Glasgow, 2 miles east of Hamilton and 10 miles east of East Kilbride. The town has a population of approximately 33,000.

Motherwell benefits from good transport links, with its main railway station providing regular services to Glasgow Central, Edinburgh and other destinations. The town also enjoys convenient access to the M74 motorway, providing connections to Glasgow, the south of Scotland and the wider motorway network, alongside local bus services.

The subject property is situated on the west side of High Road, close to its junction with Hamilton Road and a short distance north-west of the town centre. Motherwell railway station lies to the east and is accessible from High Road via a pedestrian overpass. The surrounding area is predominantly residential in character, with the Bentley Hotel and Motherwell Bowling Club situated immediately adjacent to the property.

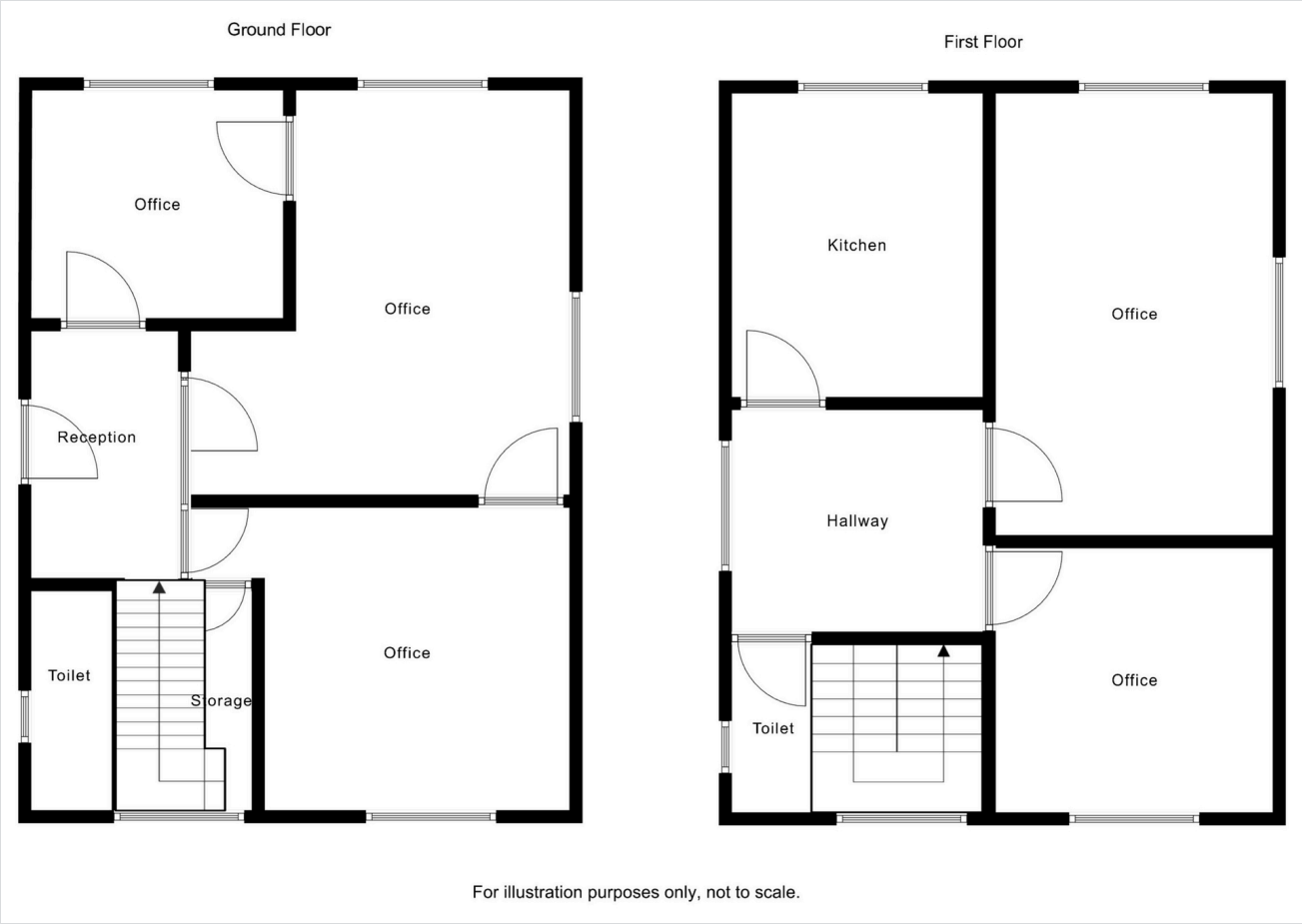
FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	529	49.15
1st	491	45.62
Total	1,020	94.77

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

PRICE

Offers in excess of £55,000

NON-DOMESTIC RATES

Rates Payable: It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

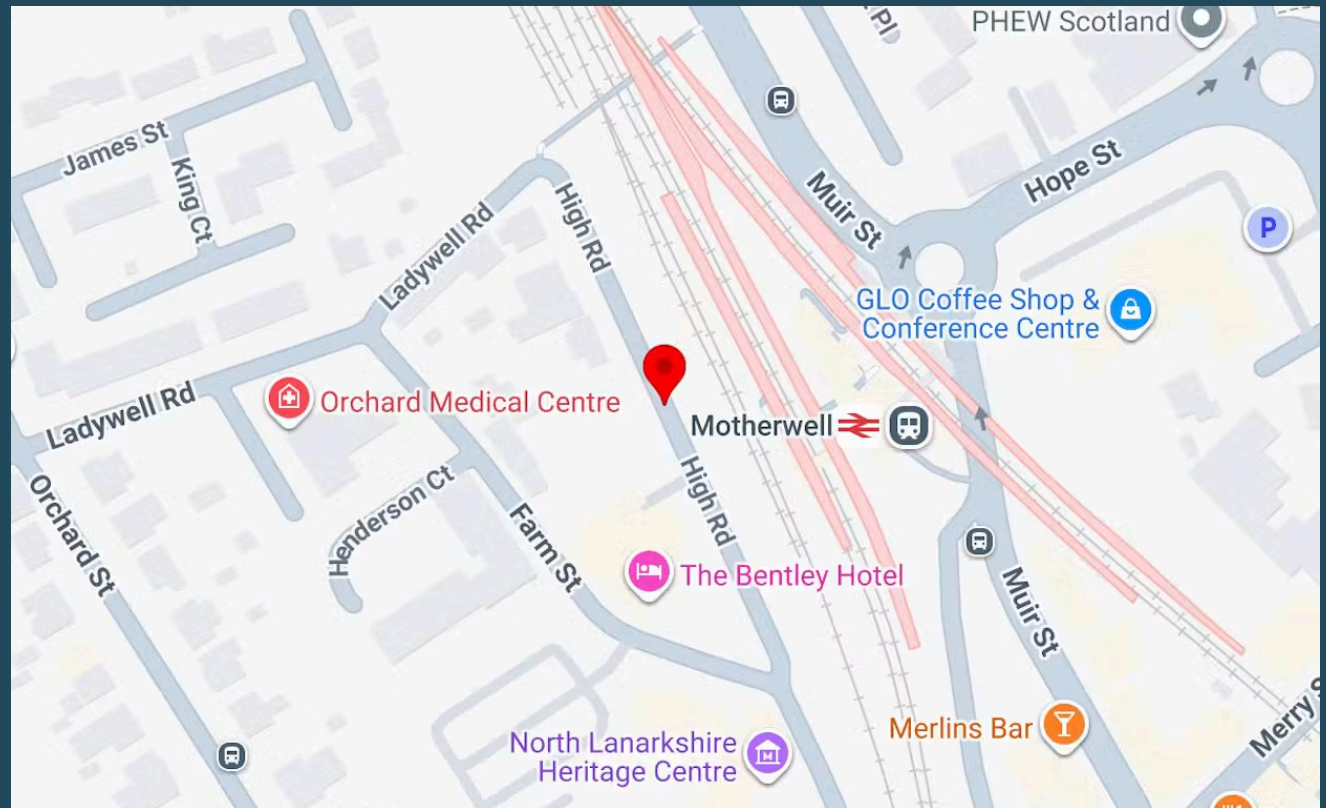
Rateable Value: £5,300

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Jacqueline Towie

07917 762352

jacqueline.towie@dmhall.co.uk

DM Hall

Unit 3 Cadzow Park, 82 Muir Street, Hamilton Scotland, ML3 6BJ

01698 284939

westagency@dmhall.co.uk

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall 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 lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: WSA3081

DATE OF PUBLICATION: OCTOBER 2026