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TO LET

Retail

194-204 MAIN STREET, WISHAW, ML2 7LU

The property is located on the south side of Main Street close to its junction with Belhaven Terrace, within Wishaw Town Centre

- Busy thoroughfare
- Town centre trading position
- Self-employment opportunity
- Potential to increase turnover
- No VAT on the rent



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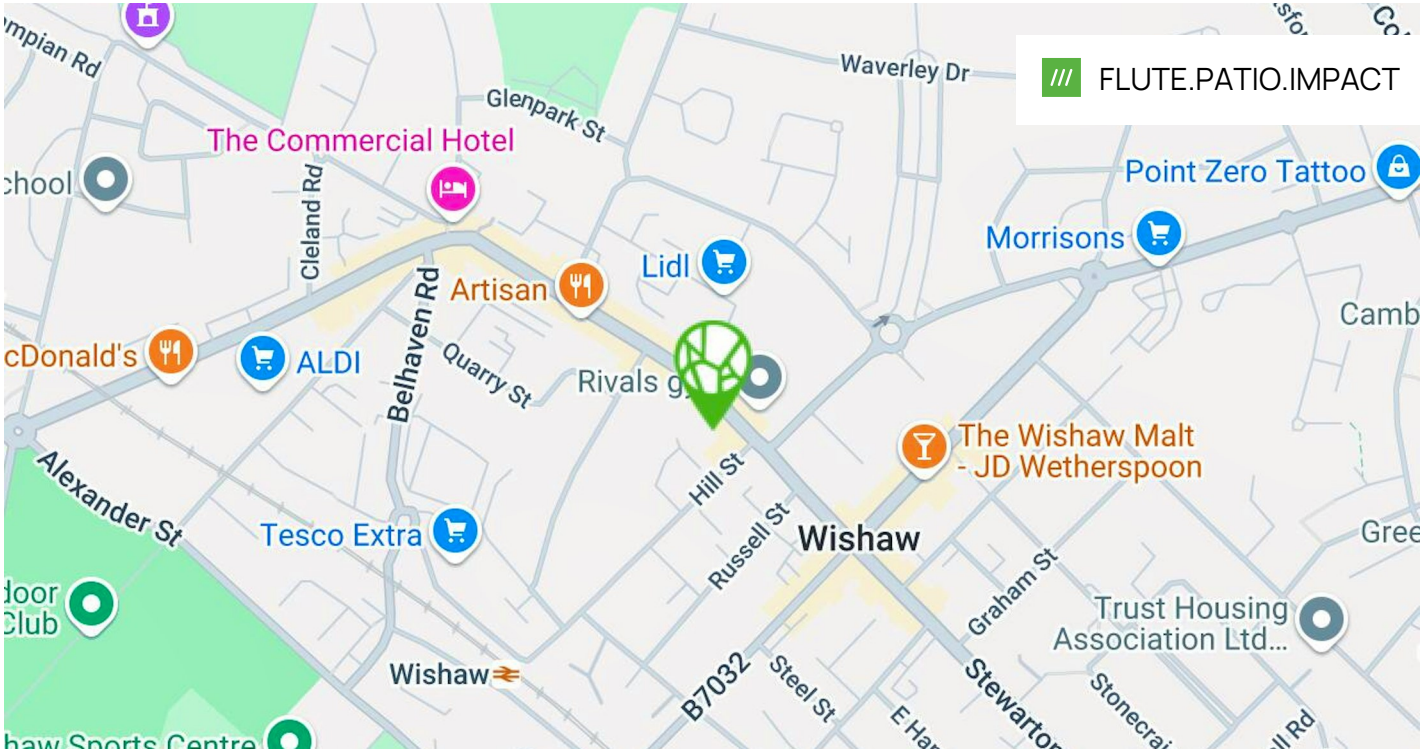
LOCATION

The property is located on the south side of Main Street close to its junction with Belhaven Terrace, within Wishaw Town Centre. Main Street forms an extension to Stewarton Street and is the principal retailing thoroughfare for the town. The property enjoys excellent public transport connections, with regular and bus services passing along Main Street, whilst Wishaw Rail Station takes less than 10 minutes walk to reach. Nearby occupiers include The Terrace Cafe, Royal Bank of Scotland and Subway.

DESCRIPTION

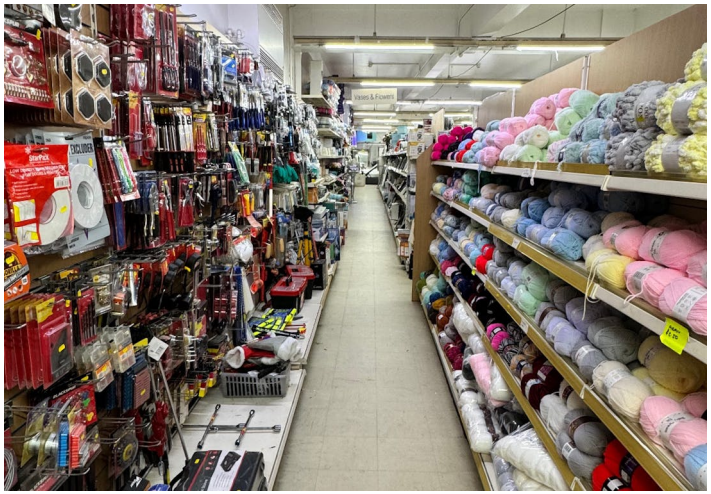
The subjects comprise a mid-terrace sandstone building under a pitched and slate covered roof, providing retail accommodation arranged over the ground floor. The first and attic floors are currently being used for storage.

The property is accessed via a recessed entrance way which benefits from two separate double doors which lead into the main sales area. The ceilings in the main sales area incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in vinyl tiles. There is a Post Office situated at the back of the property. Next to the Post Office is a door which leads to a stairwell for access to the upper floors and a fire exit which leads to the year at the rear which is enclosed by palisade fencing. The upper floors also benefit from a separate stairwell near the front of the shop.





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ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	5,302	492.57
1st	4,892	454.48
2nd	575	53.42
Total	10,769	1,000.47

LEASE TERMS

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £36,000 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

£22,750 according to the Scottish Assessors Association Portal, meaning £11,330 payable.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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