kirkstone

TO LET

Leisure

57-59 KIRK ROAD, WISHAW, ML2 7BL

SSubstantial Art Deco, category C listed, former bingo hall arranged over ground, basement, mezzanine, circle and circle foyer floor levels

- Town Centre location
- Former Bingo Hall
- Category C listed
- Excellent transport links
- Alternative use potential
- VAT not applicable
- Ample parking

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LOCATION

The property is prominently situated on the northern side of Kirk Road, which connects to Main Street and Stewarton Street, in Wishaw town centre. The subjects enjoy excellent public transport connections, with regular and bus services passing along Kirk Road, whilst Wishaw Rail Station takes less than 10 minutes walk to reach. Nearby occupiers include JD Wetherspoon, Santander and Domino's Pizza.

DESCRIPTION

The property comprises a substantial Art Deco, category C listed, former bingo hall arranged over ground, basement, mezzanine, circle and circle foyer floor levels. Initially called The Playhouse, the building opened in 1940 with a seating capacity of 2,982.

The building was Listed primarily for its striking interior decoration, in particular the massive Conrinthian columned auditorium which flank the proscenium. There is an imperial staircase with terrazzo steps and Art Deco palm designs at landings which lead to the auditorium. The shallow recessed dome has a flat ceiling and cove ceiling beneath the circle. There are a number of welfare facilities throughout the building as well as office accommodation.

This vast building would suit a wide range of uses including a nursery, restaurant, religious facility or children's play area, subject to obtaining any required consents from the local authority. There is ample parking in the surrounding area.

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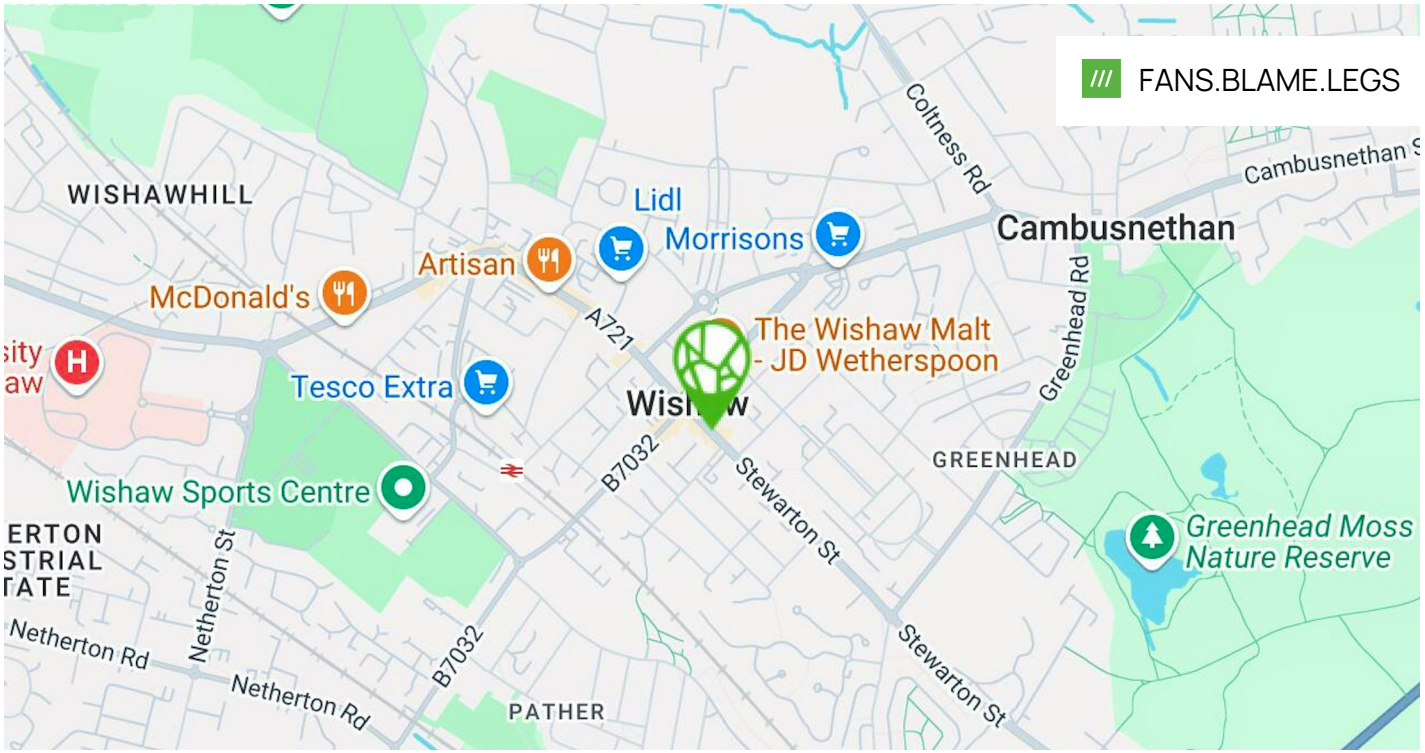

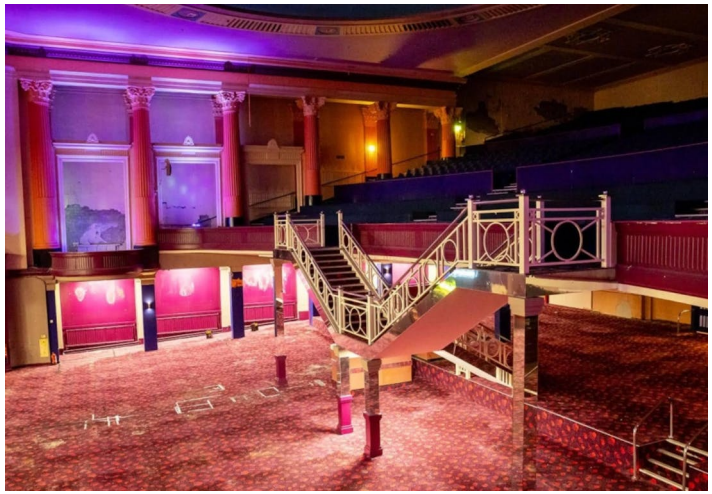

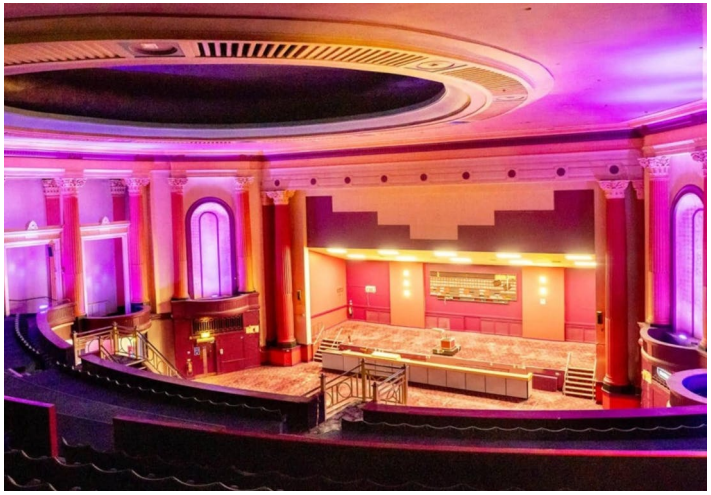

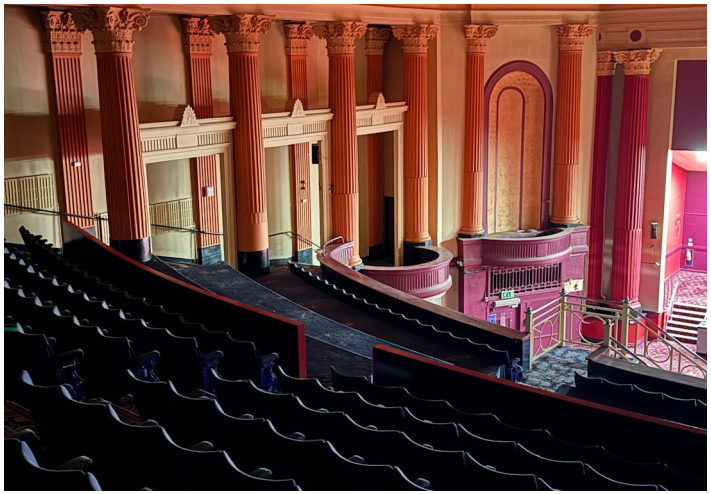

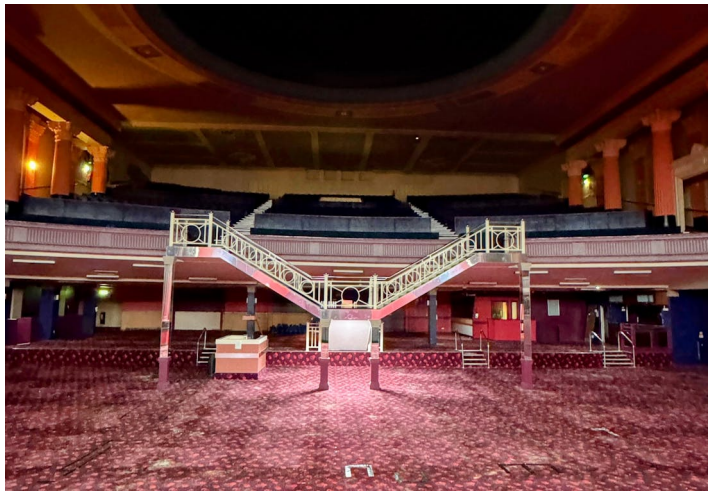

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ACCOMMODATION

The accommodation comprises the following areas:

NAME	BUILDING TYPE	SQ FT	SQ M
Building	Leisure	34,010	3,159.63

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £45,000 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £40,000.

EPC

The property has an energy rating of "G (142)". A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

The subjects are not elected for VAT, therefore, VAT is not payable on the rent.

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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Date of Publication: May 2026