TO LET - RETAIL

406 BRANDON STREET

MOTHERWELL, ML1 1XA

KEY HIGHLIGHTS

- 492 sq ft
- Eligible for 100% rates relief
- No VAT payable
- Well presented Class 1A premises
- New FRI lease available - £8,000 PA
- Suitable for variety of uses - retail, clinic, office, Salon, Beauticians etc

SUMMARY

Available Size	492 sq ft
Rent	£8,000 per annum
Rates Payable	£2,639.40 per annum
Rateable Value	£5,300
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

Very well presented ground floor Class 1A premises forming part of a well maintained redstone tenement building.

Externally benefits from display window and customer entrance both protected by security shutters.

Internally the accommodation presents extremely well throughout, providing reception/waiting area to the from with two separate treatment rooms, kitchen tea prep and W/C to the rear.

LOCATION

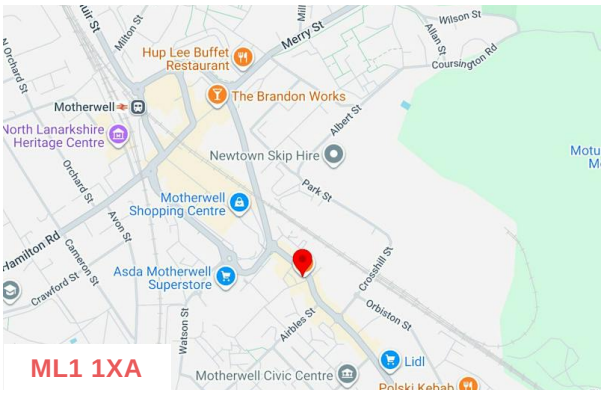
Brandon Street is prominently positioned within the established commercial area of Motherwell, North Lanarkshire, close to the town centre and principal retail and leisure facilities at Motherwell Shopping Centre. The area provides a broad range of retail, food/beveridge, leisure and professional occupiers. Nearby businesses include Lidl, Maple Clinic Chiropractors, Watters Steven & Co Solicitors Russell Wright Personal Training and Tanz.

Motherwell is one of North Lanarkshire's principal commercial centres and occupies a highly accessible position within Scotland's Central Belt. The town is approximately 12 miles south east of Glasgow with excellent road and rail connections to the surrounding towns and Cities.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	492	45.71	Under Offer
Total	**492**	**45.71**	



VIEWING & FURTHER INFORMATION

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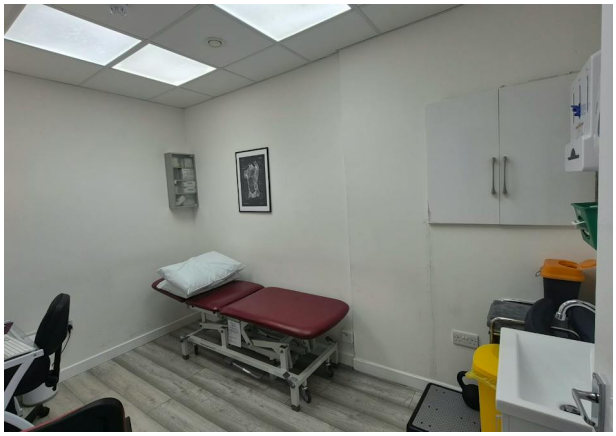

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