BRITTON
PROPERTY

To Let

16 Brandon Parade South
Motherwell ML1 1RJ



Prime Retail Unit
Rent: On application
NIA: Ground 2,077 sqft / First 2,110 sqft

Location

Motherwell is the principal town in North Lanarkshire, located approximately 17 miles south east of Glasgow. The town is the headquarters of North Lanarkshire Council, which is one of Scotland's most populated local authority areas, having an overall population of approximately 32,000 persons and a wider catchment of 515,000 persons within 15 minutes' drive of the centre. Each week, 90,000 shoppers visit Motherwell shopping centre.

The subject premises are located on the southside of Brandon Parade South, close to its junction with Merry Street. The property is located within easy walking distance of Motherwell train station and a public car park. There are also bus stops in the immediate vicinity of the premises.

Neighbouring occupiers include Shelter, PDSA, The Works, McDonalds and Primark.

Accommodation

The subjects comprise a ground and first floor retail unit and benefits from a double windowed shop front. Internally the ground floor comprises a main sales area with W/C at the rear with storage, W/C and kitchen facilities at first floor. The premises benefits from rear servicing.

The premises extend to the following approximate areas:

Ground Floor: 2,077 sq ft / 192.96 sqm
First Floor: 196.06 sq ft / 2,110 sqm

Rent

On application.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £21,250
UBR (2025/26): £0.498
Rates Payable: £10,582.6 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail/office use.

EPC

On application

Legal Costs

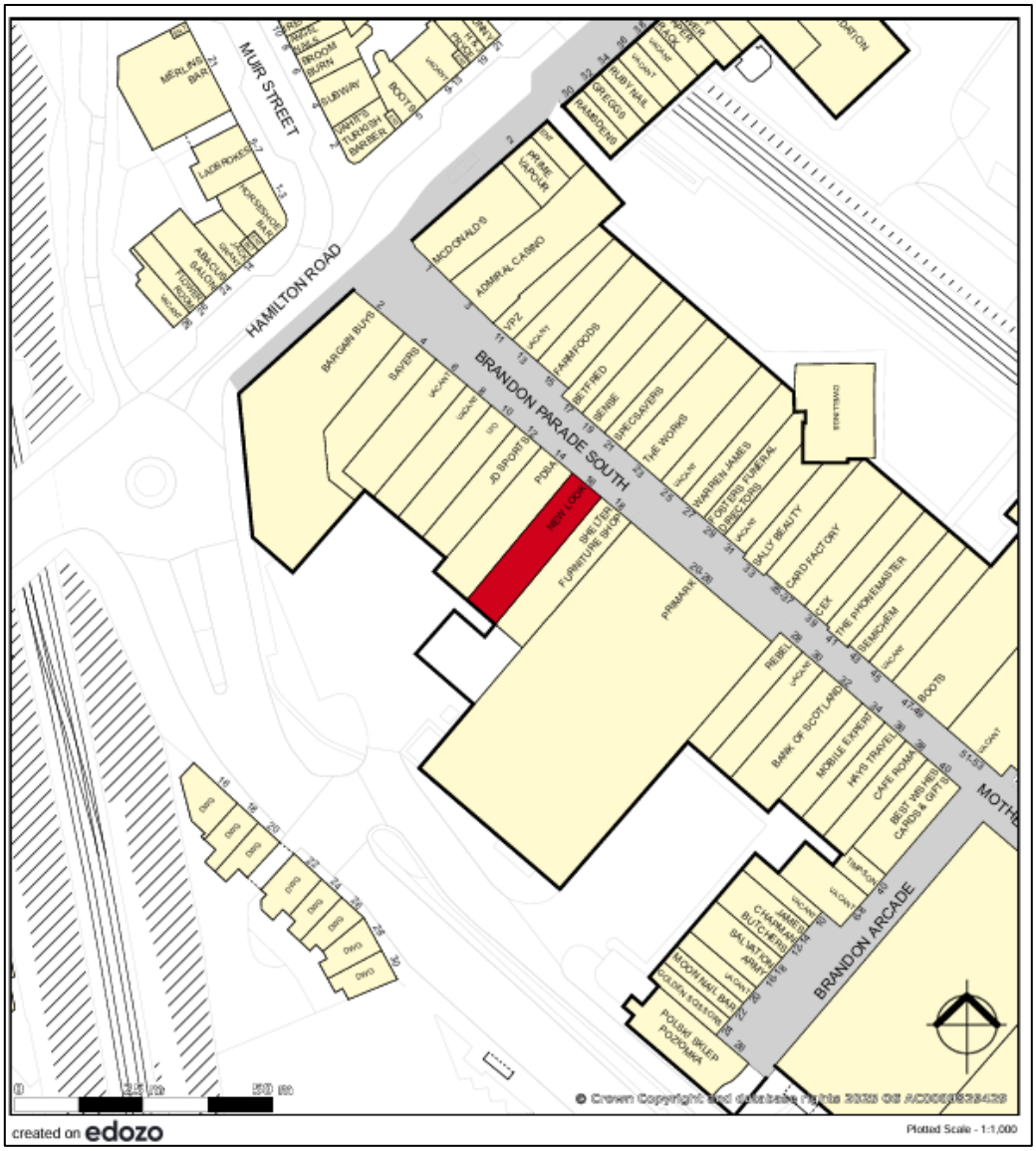
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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Viewing strictly by appointment with BRITTON PROPERTY

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