

Further Incentives Available

TO LET

Retail Premises

NIA: 178.39 SQM (1,920 SQFT)

Prominent Position On Manse Road

Sub-Divided Shell Unit

High Levels of Passing Footfall

Rent: OIEO: £12,000 p.a.



CLICK HERE FOR LOCATION!



UNIT 3, 114 MANSE ROAD, NEWMAINS, ML2 9BD

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Location

UNIT 3, 114 MANSE ROAD, NEWMAINS, ML2 9BD



LOCATION

Newmains is located approximately 20 miles east of Glasgow City Centre, held within North Lanarkshire Council district.

Newmains benefits from strong transport links with the A71 and A73 roads nearby, offering direct connectivity to Edinburgh and the M8 as well as Scotland's wider motorway network. Wishaw Train Station is located 2 miles from the subject property providing frequent services to Glasgow Central Station and Edinburgh.

More specifically, the subjects occupy a prominent position on Manse Road, one of the primary retailing and vehicular thoroughfares within Newmains. The surrounding area benefits from a blend of residential and commercial operators including Asda Superstore, Newmains Library and Franco's Fish & Chips.

DESCRIPTION

The subjects comprise of a mid-terraced, ground floor retail unit, comprising part of a wider, two-storey, commercial parade. The property benefits from dedicated pedestrian access incorporated within an aluminium frame door onto Manse Road.

Internally, the premises is currently presented in shell condition, following the subdivision of the previous larger unit, primed for any incoming tenants potential fit-out.



ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	178.39	1,920
Total	178.39	1,920

RENTAL

Our client is seeking offers in excess of £12,000 p.a.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects will require to be re-assessed upon completion of works

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless otherwise stated, all prices, premiums and refunds are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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