Retail - In Town

TO LET

TSA Property Consultants



24 Stewarton Street, Wishaw, ML2 8AN

Retail Space To Let on Busy Wishaw Thoroughfare | 1,355sq ft V.A.T Free Property | Incentives Available | 1,355sq ft | Rent o/o £12,500p.a

Summary

Tenure	To Let
Available Size	1,355 sq ft / 125.88 sq m
Rent	£12,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Ground Floor
- Rates Free
- Busy Thoroughfare
- 1,355sq ft
- Rent: o/o £12,500p.a

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Summary

Available Size	1,355 sq ft
Rent	£12,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property forms a ground floor retail unit set within a larger 3 storey traditional sandstone development surmounted by a pitched roof.

Internally the property is fitted out in accordance with the former tenants corporate specifications, with laminated timer and carpet flooring.

Lighting is provided by way of L.E.D spots and panels recessed within the suspended acoustic tile ceiling.

Partitions are erected to form staff tea prep and office along with customer w.c facilities.

Area

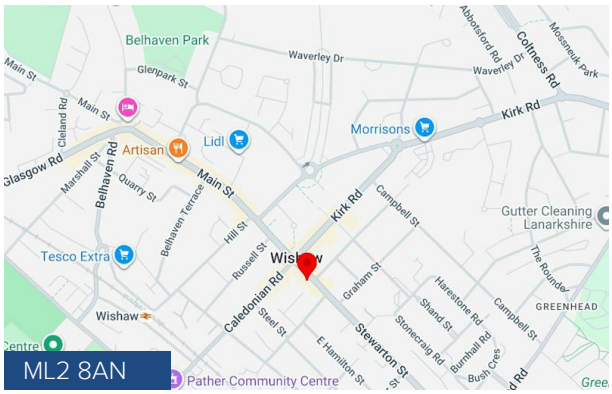
124.02sqm (1,335sq ft)

Location

Town Centre Location
Busy Thoroughfare
Ground Floor
1,355sq ft
Rates Free
Rent: o/o £12,500p.a

The property is situated on the south side of Stewarton Street close to its junction with Main Street on the main thoroughfare through the town of Wishaw.

Neighbouring occupiers include Pizza Hut, Ladbrokes, William Hill, The Cross Keys, Baby & Beyond and Police Scotland.







Viewing & Further Information

Will Rennie
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TSA Property Consultants

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24 Stewarton Street, Wishaw, ML2 8AN

Town Centre Location

- Busy Thoroughfare
- Ground Floor
- 1,355sq ft
- Rates Free
- Rent: o/o £14,000p.a

LOCATION
The property is situated on the south side of Stewarton Street close to its junction with Main Street on the main thoroughfare through the town of Wishaw.

Neighbouring occupiers include Pizza Hut, Ladbrokes, William Hill, The Cross Keys, Baby & Beyond and Police Scotland.

PROPERTY
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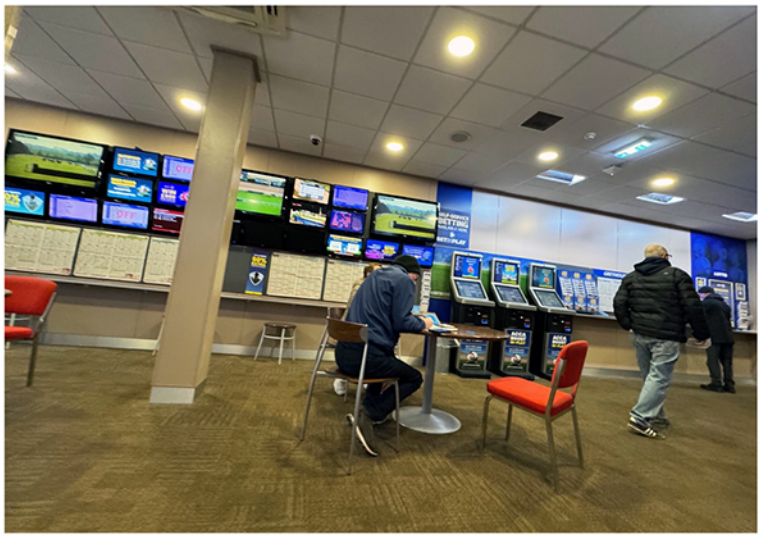
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AREA
124.02sqm (1,335sq ft)

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Town Centre Location

NAV/RV
£11,200

The property qualifies for rates exemption under the small business bonus scheme

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for offers over £14,000p.a

V.A.T
We understand V.A.T will not be charged on the rent

E.P.C
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

TITLE
Available on request

LBTT & REGISTRATION DUES
The tenant / purchaser shall be responsible for any LBTT or Registration Dues incurred in the transaction

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Will - 07581 396092 (will@tsapc.co.uk)
General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.