



47 Main Street, Bothwell, G71 8ER

Main Street Location

- Rarely Available Freehold Unit
- Located On Busy Main Thoroughfare
- Held on FRI Lease Until November 2027
- Passing £16,000 p.a.x
- 576 sq ft
- Price: o/o £245,000
- Gross Yield: 6.5%

LOCATION

The property is situated on a prime retailing position within Bothwell's Main Street.

Bothwell is a historic town in South Lanarkshire, located on the north bank of the River Clyde approximately eight miles southeast of Glasgow city centre. It lies within the Clyde Valley, characterised by rolling countryside and woodland, with the M74 motorway situated to the east providing direct connectivity north to Glasgow and south toward the English border. The town is dominated by Bothwell Castle, a thirteenth-century ruin in the care of the National Trust for Scotland, which serves as a significant heritage attraction and a focal point for the area's identity.

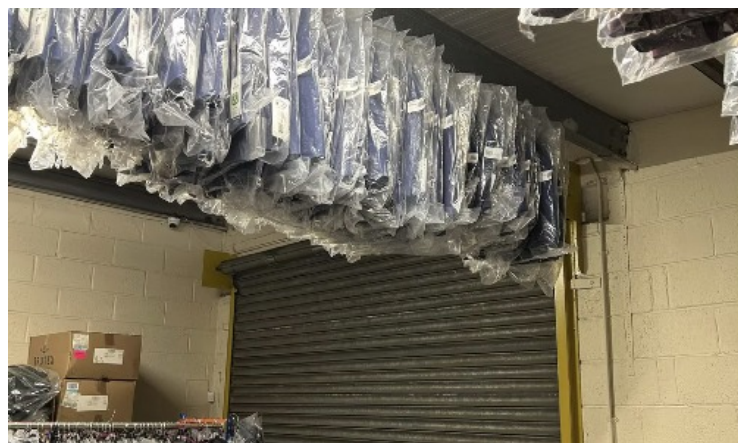
The population is approximately six and a half thousand, positioning Bothwell as a compact and affluent commuter settlement rather than a major urban centre.

Its catchment area extends across South Lanarkshire and into the southeastern districts of Glasgow, attracting households seeking a semi-rural residential environment with convenient access to city amenities. In terms of transport infrastructure, Bothwell benefits from a railway station on the Argyle Line, offering frequent services to Glasgow Central in under twenty minutes. The M74 junction and regular bus services along the A725 Hamilton Road further enhance connectivity to Hamilton, Motherwell, and East Kilbride. This combination of heritage significance, attractive setting, and efficient transport links underpins the town's strong residential market position.

PROPERTY

The property comprises a ground floor retail unit with prominent floor to ceiling aluminium framed and glazed frontage with centrally located entrance door leading to the open plan retailing space. The property offers rear stores, w.c. and tea prep to the rear accessed with the partially raised mezzanine.

The property is fitted out to a high standard to the front customer facing area with tiled flooring.



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AREA

53.5 sq m (576 sq ft)

EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease to Clyde Property expiring November 2027 at a passing rent of £16,000 p.a.x. The property has been sublet with the vendor's consent.

SALE

The property is available on a freehold basis for o/o £245,000, reflecting a gross initial yield of 6.5%.

V.A.T.

We understand the property has not been elected for V.A.T.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VIEWING

No direct approaches to the business are to be made.

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

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ANTI MONEY LAUNDERING

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.