

TO LET
FORMER BANK PREMISES
NIA 140 sq m (1,507 sq ft)



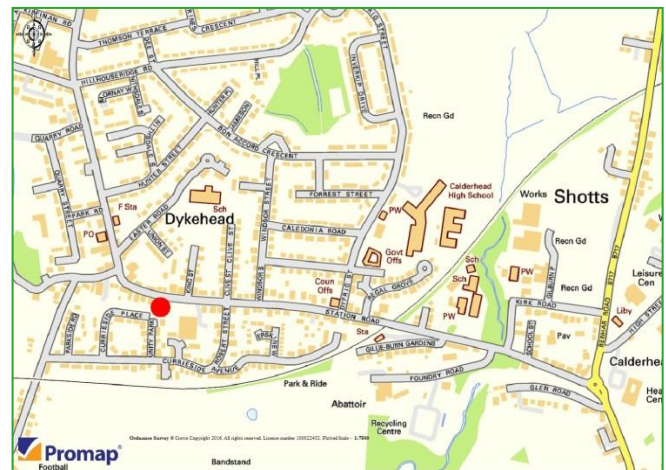
221 Station Road
Shotts
North Lanarkshire
ML7 4AW

- Benefits from Class 1, 2 and 3 consent
- Fully refurbished throughout
- Large common car park found to the rear
- No VAT on rent

221 STATION ROAD SHOTTS



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Location

Shotts is a semi-rural town with a residential population of approximately 8,500 people located approximately 22 miles east of Glasgow and a short distance south of the M8 motorway, accessible via junction 5.

More specifically the subjects occupy a prominent position on the south side of Station Road close to its junction with King Street. Shotts Railway Station is located within walking distance east of the property.

Station Road is the main commercial thoroughfare in the town where nearby occupiers include Co-op, Bank of Scotland, RBS, Ladbrokes, Coral, Peacocks and the Post Office.

Description

The subjects comprise a prominent brick built single storey detached former bank benefitting from a large rear common car park.

Externally the subjects benefit from a large double shop-front protected by an electrically operated steel roller shutter. A personnel door to the rear of the property opens out to the car park, ideal for deliveries.

Internally the subjects have been fully refurbished, providing a large front sales areas with two meeting rooms thereof. New male, female and full disabled toilets have been installed. An office is also located to the rear, which could be utilised as a kitchen if required.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal area of;

140.03 sq m (1,507 sq ft)

Planning

The subjects currently benefit from Class 1, 2 and 3 consent.

Terms

The subjects are available by way of a new full repairing and insuring lease at a rent of £20,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll with a Rateable Value of £12,400.

The rateable value has been appealed and the subjects are to be re-assessed.

EPC

Available upon request.

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

John Logan

jlogan@geraldve.com
Tel. +44 (0)141 227 2378

Chris Common

cccommon@geraldve.com
Tel. +44 (0)141 227 2365



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