

5 STEWARTON STREET WISHAW



GERALDEVE

TO LET / MAY SELL
RETAIL UNIT WITH CLASS 2 CONSENT
90.52 sq m (974 sq ft)



5 Stewarton Street
Wishaw
ML2 8AA

- prominent unit within the heart of Wishaw town centre
- new FRI lease available
- occupiers may benefit from 25% rates relief
- no VAT on rent/sale price
- potential for class 3 / hot-food consent (subject to planning)

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Location

Wishaw is medium sized town located within the North Lanarkshire local authority region approximately 15 miles south-east of Glasgow with a residential population of approximately 30,000 people.

The subjects are located in the heart of Wishaw town centre on the north side of Stewarton Street at its intersection with Main Street, Caledonian Road and Kirk Road.

The subjects benefits from a high volume of passing trade and surrounding occupiers include Pizza Hut, William Hill, Ladbrokes, Santander and Cancer Research.

Description

The subjects comprise the ground floor of an attractive mid-terraced blonde sandstone building surmounted by a pitched roof clad in slate.

Internally the subjects provide open-plan accommodation to the front affording excellent levels of natural daylight via four large display windows. Male & female customer WC's, staff welfare facilities and storage accommodation are all found to the rear.

The specification of the subjects include a concrete floor overlaid with linoleum, a suspended ceiling with integrated modern lighting units and the walls benefit from a painted finish.

Accommodation

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

90.52 sq m (974 sq ft)

Terms

Offers over £16,000 per annum are invited for the benefit of a new FRI lease on terms to be agreed.

Alternatively our client may consider selling the subjects for which further details are available upon request.

Planning

The subjects benefit from Class 1 & 2 consent and subject to obtaining the appropriate consents could be suitable for class 3 / hot-food use.

Rateable Value

We understand the property is entered in the Valuation Roll as follows:

£16,800 NAV/RV

Subject to fulfilling the set criteria some occupiers may benefit from 25% rates relief under the small business bonus scheme.

EPC – Available upon request.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

Gregor Brown
gbrown@geraldve.com
Tel. 0141 227 2375

Chris Common
cccommon@geraldve.com
Tel. 0141 227 2365



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