

**TO LET / MAY SELL**  
**RETAIL UNIT WITH HOT-FOOD TAKEAWAY CONSENT**  
52.49 sq m (565 sq ft)

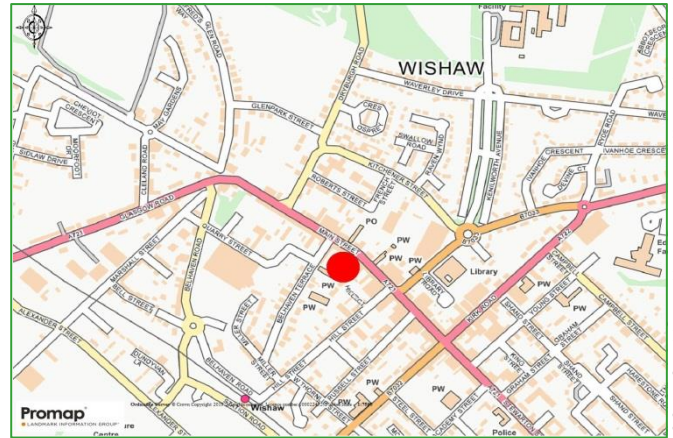


**163 Main Street**  
**Wishaw**  
**ML2 7AU**

- partially fitted hot-food takeaway premises located within the heart of Wishaw town centre
- new FRI lease available
- eligible for 100% rates relief under Small Business Bonus Scheme
- no VAT on rent / sale price



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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 south side of Main Street close to its intersection with Belhaven Terrace.

The subjects benefits from high volumes of passing trade where surrounding occupiers include Lidl, Iceland, Lloyds Pharmacy.

### Description

The subjects comprise a mid-terraced ground floor hot-food takeaway premises forming part of a larger tenement building.

Internally the subjects provide open-plan accommodation to the front, food-prep space in the mid section and storage accommodation complete with staff WC to the rear.

### Accommodation

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

52.49 sq m (565 sq ft)

### Terms

Offers over £10,000 per annum are invited for the benefit of a new FRI lease on terms to be agreed.

Alternatively our client may consider disposing of their heritable interest for which offers are invited.

### Planning

The subjects benefit from hot-food takeaway consent.

### Rateable Value

We understand the property is entered in the Valuation Roll with a Rateable Value of £7,400.

Subject to fulfilling the set criteria some occupiers may benefit from 100% rates relief under the small business bonus scheme.

**VAT** – no VAT is payable on the rent / purchase price.

**EPC** – Available upon request.

### Viewing

By appointment through the sole agents, Gerald Eve LLP.

### Gregor Brown

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Tel. 0141 227 2375



Conditions under which these particulars are issued

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