

2 – 4 BELHAVEN ROAD WISHAW



GERALDEVE

TO LET / FOR SALE
OFFICE ACCOMMODATION / DEVELOPMENT OPPORTUNITY
NIA 214.45 sqm (2,307 sq ft)



2 – 4 Belhaven Road
WISHAW
ML2 7NZ

- attractive detached Grade B listed blonde sandstone building located in Wishaw town centre
- internally provides attractive cellular office accommodation with garage parking
- may be suitable for a range of alternative uses subject to planning
- eligible for 100% rates relief under the 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 subject property is located in Wishaw town centre occupying a prominent corner position on the west side of Belhaven Road immediately at its junction with Glasgow Road and Main Street, and is highly accessible to all local amenities.

Description

The subjects comprise an attractive detached Grade B listed blonde sandstone. Externally there is a small garden area to the side of the west elevation together with a single garage.

Internally the subjects are arranged over ground, first and attic floors. Two main entrances provide sub-division opportunities.

Each of the floors provide cellular office accommodation finished to an excellent standard. Kitchen facilities are found on the ground and first floors whilst toilet facilities are found on each floor.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following net internal floor areas:

Ground	88.80 sqm	(956 sq ft)
First	86.87 sqm	(935 sq ft)
Attic	38.78 sqm	(417 sq ft)
Total	214.45 sqm	(2,307 sq ft)

Planning

The subjects may be suitable for a range of alternative uses subject to obtaining the appropriate consents. Please note that our clients architect has prepared drawings for a flatted development and that the planning department has stated that conversion to residential is acceptable in principle. All planning queries should be made directly to North Lanarkshire Council Tel: 01236 632 500.

Terms

The subjects are available by way of a new full repairing and insuring lease at a rental of £15,000 per annum.

Alternatively our client will consider selling the property, offers over £160,000 are sought.

Rateable Value

The subjects are entered in the valuation roll with a Rateable Value of £13,300

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

VAT The subjects are not elected for VAT

EPC Available upon request.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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