

**Glen & Co**  
Chartered Surveyors

**0141 204 3255**  
[www.glenandco.co.uk](http://www.glenandco.co.uk)

Glen & Co  
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**TO LET**  
FOLLOWING SUBDIVISION  
227 SQ.M (2,443 SQ.FT)  
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CINNABARRE  
RELAX BODY MIND

**GREGGS**

**COSTA  
NOW OPEN**

**COSTA**

EST. 1971

**TO LET 85 Main Street, Wishaw, ML2 7AU**

Prime Retail Unit adjacent to new Costa Coffee - Gross Internal Area: 227 sq m (2,443 sq ft)

**To Let****Prominent Retail Unit adjacent to new Costa Coffee****85 Main Street, Wishaw, ML2 6AU****Location**

Wishaw lies approximately 16 miles south east of Glasgow city centre and has a population of c.29,000 persons.

Main Street is the primary retail destination in the town and retailers represented along its length include Peacocks, Semi-Chem, Specsavers, Lloyds Pharmacy and a just recently opened Costa Coffee.

For a Google Streetview of the location, [CLICK HERE](#)

**Description**

The premises comprise a ground floor retail unit that has been created following the acquisition and sub-division of the store to create a Costa Coffee in the right hand portion. The available premises sit between Costa and the adjacent Greggs.

The unit is of a regular shape, finished to a 'white box' internally and has a new display frontage. The unit will otherwise be handed over in a shell specification with capped service ends awaiting the incoming occupier's fitting out works.

**Accommodation**

Scaling from plans provided to us, we estimate the premises to extend to the following approximate floor areas:

Ground Floor  
Gross Internal Area: 227 sq m (2,443 sq ft)

**Rating**

The Rateable Value will require to be re-assessed following sub-division. For an indication of the likely Rateable Value, please speak with us.

**Energy Performance Certificate** - to be advised

**Planning**

The property has the benefit of a Class 1 (Retail) Use.

**VAT**

The property has been elected for VAT purposes and VAT is therefore chargeable on the rent and other outgoings.

**Terms**

Our clients are offering the premises on the basis of a new full repairing and insuring lease of negotiable duration at rental offers in excess of £25,000 per annum.

**Legal Expenses**

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

**Entry**

Available immediately on conclusion of missives.

**Further Information and Viewing**

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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M: 07766 026 747  
E: david@glenandco.co.uk