



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



FOR SALE

138a Manse Road, Newmains, Wishaw, North Lanarkshire, ML2 9BD

- ✔ Attractive office/retail premises with private off-street parking
- ✔ 2 miles east of Wishaw and 5 miles from Junction 6 of M8
- ✔ Approximate Net Internal Area of 78.65 sq m (847 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Nemains is a village situated in North Lanarkshire approximately 2 miles to the east of Wishaw and 8 miles east of Motherwell. It is located at the junction of the A73 and A71 and benefits being only 5 miles to the south of junction 6 of the M8.

The property occupies a prominent roadside position on the north side of Manse Road, directly opposite School Road and the entrance to Newmains Primary School.

The immediate area comprises a mixture of commercial and residential uses. Surrounding business occupiers include Scotmid Co-operative, Café Shebab, Deans Pharmacy whilst there is also an Asda Superstore at the entrance to the village.

DESCRIPTION

The subjects comprise a single storey, detached retail unit with a large, aluminium glazed frontage with pedestrian entrance door all protected by a security roller shutter.

Internally, the premises, which is in good order throughout, last traded as a travel agent and is configured to suit this type of business. There is a front office area with a secure cashier room to the rear accessed off a corridor which runs the length of the unit.

Additional accommodation includes a kitchen, staff WCs and further office space whilst there is also a useful store cupboard which is accessed externally.

There is sufficient space for two to three cars directly outside the premises.

ACCOMMODATION

Following a recent inspection of the premises we calculate the net internal area to be approximately:

78.65 sq m (847 sq ft)

PRICE

Our client is seeking offers over £90,000 exclusive of VAT.

TENURE

Heritable (Scottish equivalent of freehold).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £6400. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains gas, electricity and water.

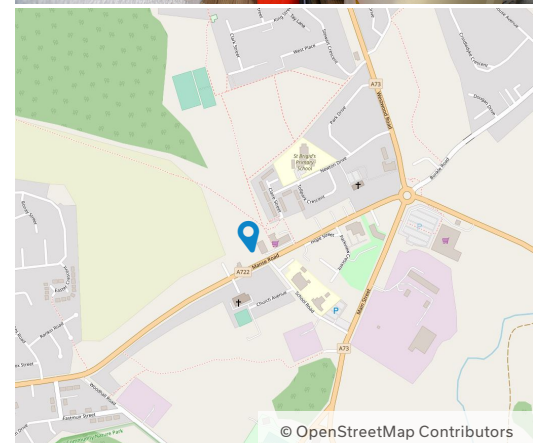
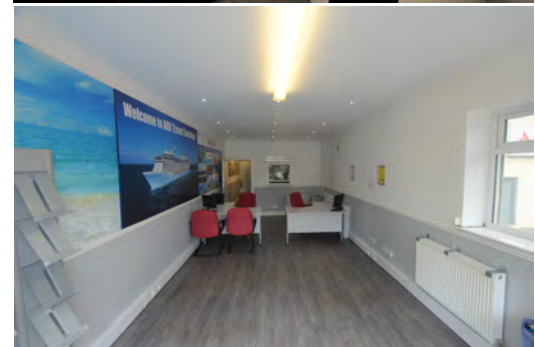
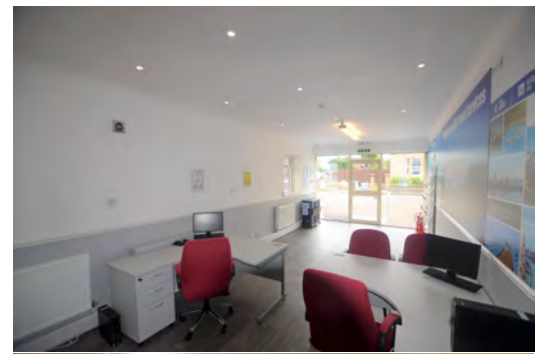
There are a number of solar panels on the roof which reduce the electricity expenditure.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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