



FOR SALE

RETAIL PREMISES

404 Brandon Street
Motherwell, ML1 1XA

Prominent roadside location.

Suitable for a variety of uses, subject to consent.

100% rates relief available, subject to status.

Offers over £45,000

LOCATION

The subjects occupy a highly visible position on the west side of Brandon Street (A721), and lies a short distance to the south of Motherwell Town Centre. Brandon Street is the principal traffic route connecting to Bellshill in the north and Wishaw to the south.

Nearby occupiers are represented by a mix of local traders/occupiers including Fix-PC, Watters Steven & Co Solicitors, Russell Wright Personal Trainer and a variety of hot food takeaways.

Motherwell is located within North Lanarkshire region with a population around 32,000 persons and lies 11 miles south east of Glasgow.

DESCRIPTION

The subjects comprise a ground floor retail premises within a traditional terraced stone tenement.

Dedicated access is afforded to the front elevation of the property and the property benefits from a large window display frontage.

Internally, the premises have been laid out to provide a large open plan sales area to the front leading to a dedicated staff toilet accommodation to the rear.

We would note that the unit does require some upgrading/modernisation works to the internal fit out.

ACCOMODATION

From measurements taken on site we calculate the property to have a Net Internal floor area of 29.53 sq.m (317 sq.ft) or thereby.

RATES

From the Scottish Assessors website, we note the property to have a Rateable Value of £4,600.

Under the Small Business Bonus Scheme the property should qualify for 100% rates relief, subject to occupiers status.

PRICE

Offers over £45,000, exclusive of VAT (if applicable) are invited for our clients Heritable interest.

EPC

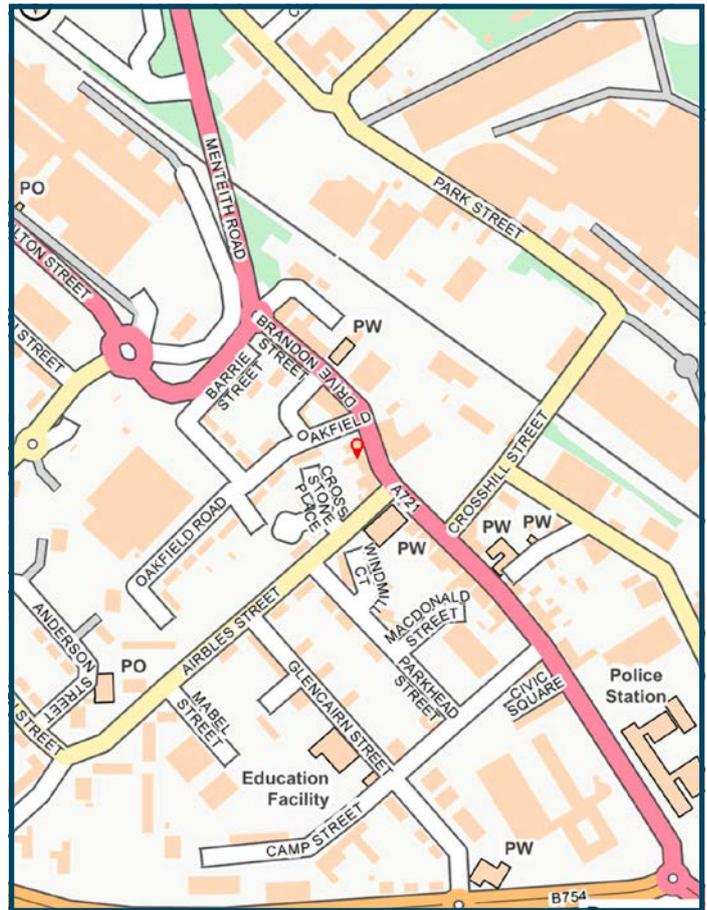
A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.



VIEWING & FURTHER INFORMATION

Strictly by contacting the sole marketing agents:-

Jacqueline King Assoc RICS
01698 284939
jacqueline.king@dmhall.co.uk

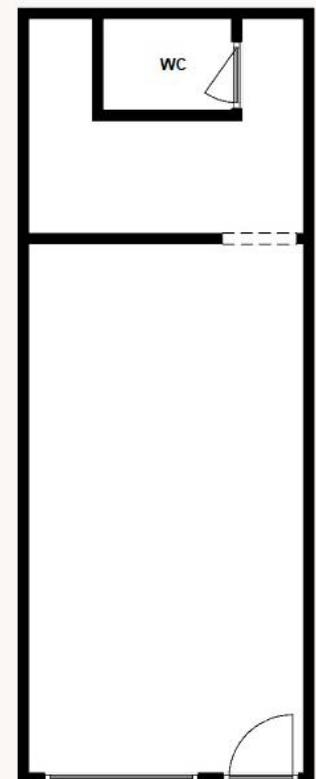
Graeme Todd MRICS
0141 332 8615
graeme.todd@dmhall.co.uk

DATE OF PUBLICATION

January 2022

REFERENCE

WSA2117



FLOORPLAN

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.