

TOWN CENTRE OFFICE PREMISES

- > NIA: 88.72 SQ M (955 SQ FT)
- > MODERN OFFICE ACCOMMODATION
- > MAY SUIT ALTERNATIVE USES
- > TOWN CENTRE LOCATION
- > HIGH AMOUNT OF PASSING FOOTFALL
- > RENTAL: £7,000 PER ANNUM
- > SALE: £65,000

TO LET/MAY SELL

10 STEWARTON STREET, WISHAW, ML2 8AN

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LOCATION

The subjects are located within the town of Wishaw, which is located to the south east of Motherwell and forms one of the main towns within North Lanarkshire. North Lanarkshire has a population of around 325,000 with Wishaw itself having a population of approximately 32,000.

The subjects occupy a prominent position on Stewarton Street close to its junction with Caledonian Road within the heart of Wishaw town centre.

Surrounding occupiers include a mix of national operators and independent traders including, Lloyds Pharmacy, Costa Coffee, Greggs, Iceland and Bank of Scotland.

DESCRIPTION

The subjects comprise a two storey and attic floor office contained within a three storey traditional building of sandstone construction. Access to the subjects is located down a short path directly from Stewarton Street, which leads onto an internal staircase to the floors above.

The first floor extends to an open plan office with further cellular office space also present. Staff welfare facilities to include a kitchen and w/c are additionally provided. An internal staircase provides access to the attic which incorporates additional open plan office accommodation.

RENT

Our client is seeking an annual rent of **£7,000 per annum** on full repairing and insuring terms.

PRICE

Our client is seeking **£65,000** for their heritable interest in the subject.

RATING

The premises are entered into the current Valuation Roll with a Rateable Value of £6,500.

100% rates relief may be available to qualifying parties.

PLANNING

We understand that the property benefits from Class 4 Consent. The property may also suit alternative uses such as residential use, subject to obtaining all necessary planning consents. It will be incumbent upon any tenant or purchaser to satisfy themselves in this respect.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

The incoming tenant will be responsible for our clients reasonably incurred legal costs relative to the transaction.

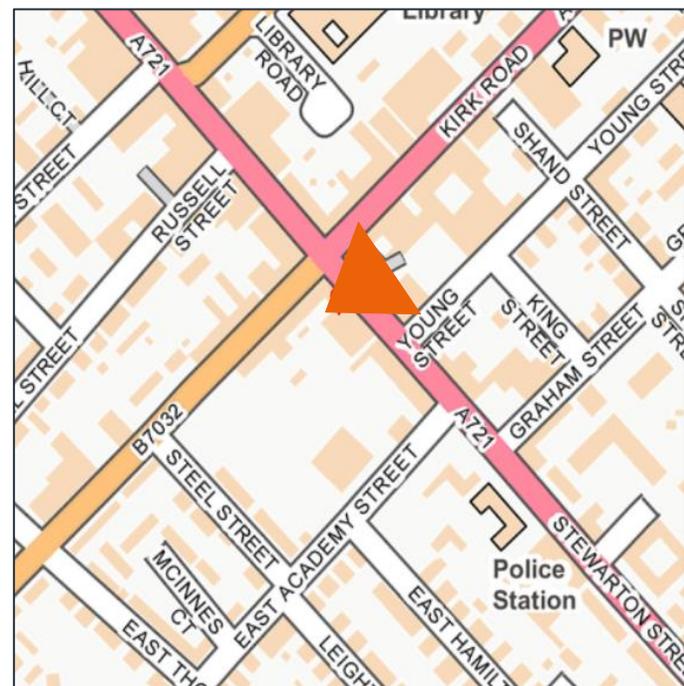
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects to extend to the following approximate Net Internal Area:

ACCOMMODATION	SqM	SqFt
TOTAL	88.72	955



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 31 Byres Road, Glasgow, G33 1AN
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JANUARY 2021**