

## FOR SALE - RETAIL

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261 MAIN STREET

WISHAW, ML2 7NE



### KEY HIGHLIGHTS

- 1,218 sq ft
- Available for immediate occupation
- Large public car park situated to the rear
- Eligible for 100% rates relief
- Highly prominent retail / office premises
- Located within the heart of Wishaw Town Centre
- Well-presented internally providing open-plan accommodation as well as partitioned private offices
- Offers over £100,000 invited - no VAT

## SUMMARY

Available Size	1,218 sq ft
Price	Offers in excess of £100,000
Rates Payable	£3,934.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£7,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Large double fronted Class 1A / Office premises with extensive frontage onto Main Street.

Internally provides front reception, rear main open-plan office, 3 x partitioned smaller office, rear tea-prep, male & female WCs.

Gas central heating provided.

## LOCATION

The subjects are located within the heart of Wishaw Town Centre on the south side of Main Street opposite its junction with Dryburgh Road.

There is a large public car park situated to the rear of the property accessible via entrance way adjacent to the shop.

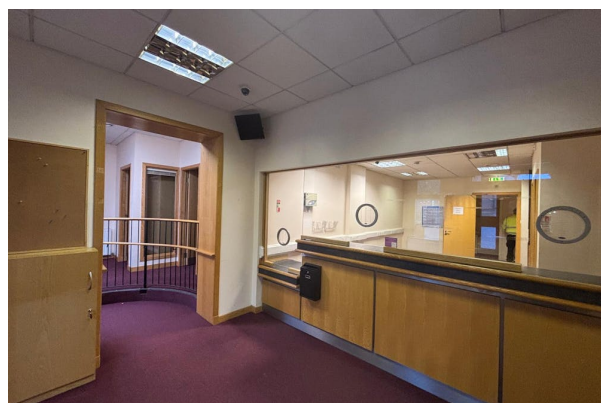
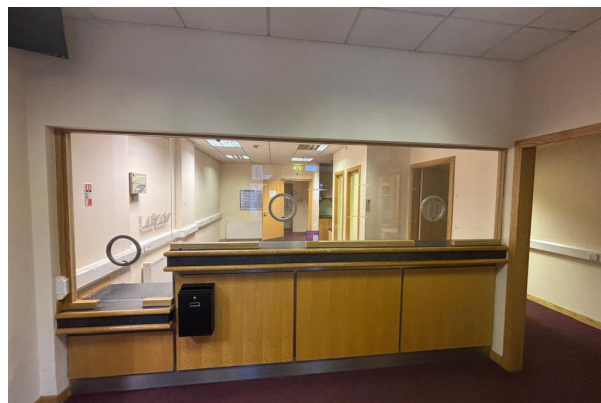
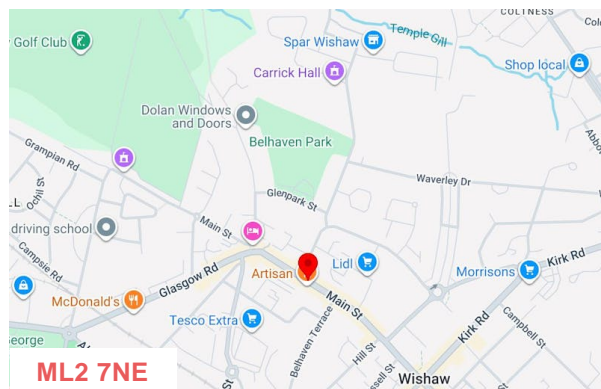
Regular bus services operate on Main Street whilst Wishaw Railway Station is a 10 minute walk south providing direct services to Glasgow Central Station.

Nearby occupiers include Clyde Veterinary Group, Lidl, Tesco, Wishaw Muscle Therapy Clinic and Wishaw Chiropractic.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,218	113.16	Available
<b>Total</b>	<b>1,218</b>	<b>113.16</b>	



## VIEWING & FURTHER INFORMATION

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