

TO LET - RETAIL

224C AIRBLES STREET
MOTHERWELL, ML1 1XF



KEY HIGHLIGHTS

- 543 sq ft
- Available for immediate occupation
- New lease available - £10,000 per annum, no VAT
- Neighbouring occupiers include new Airbles Community Store, One Stop Convenience Store and Coral Bookmakers
- Fully fitted salon / beauty / retail premises
- Generous customer / staff parking
- Eligible for 100% rates relief

SUMMARY

Available Size	543 sq ft
Rent	£10,000 per annum
Rates Payable	£1,842.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,700
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced retail / hair salon / beautician premises forming part of a larger neighbourhood centre.

Externally benefits from a modern shopfront with pedestrian access door protected by electric security shutter.

Internally provides refurbished bright open-plan accommodation with new suspended ceiling, multiple cutting stations, backwashes.

To the rear there is a tea-prep and ambulant WC.

LOCATION

Motherwell is a principal town of North Lanarkshire, approximately 15 miles to the south east of Glasgow city centre and has a population of around 59,000.

The local road network provides access throughout Motherwell and to the neighbouring towns of Hamilton, Wishaw and beyond together with a connection to Junction 6, M74 for Glasgow and the national motorway network.

The subjects form part of a neighbourhood retail development within a densely populated area of high rise blocks and low rise housing to the south of Motherwell town centre.

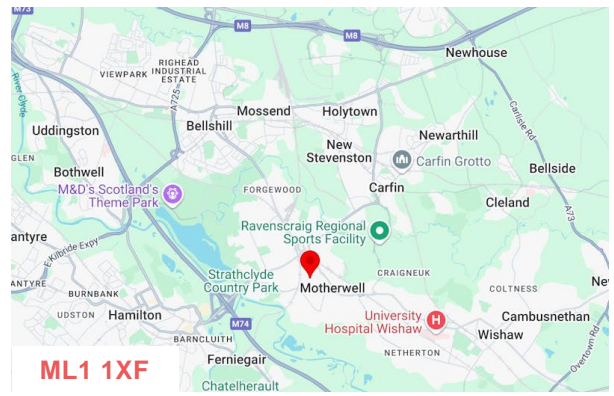
Generous on and off-street parking provided.

Neighbouring uses include the new, Airbles Community Store, One Stop Convenience Store, Chilli Hut, Coral.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Right Hand Side Unit	543	50.45	Available
Total	543	50.45	



VIEWING & FURTHER INFORMATION

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