



24 Stewarton Street, Wishaw, ML2 8AN

Town Centre Location

- Busy Thoroughfare
- Ground Floor
- 1,355sq ft
- Rates Free
- Rent: o/o £14,000p.a

**LOCATION**

The property is situated on the south side of Stewarton Street close to its junction with Main Street on the main thoroughfare through the town of Wishaw.

Neighbouring occupiers include Pizza Hut, Ladbrokes, William Hill, The Cross Keys, Baby & Beyond and Police Scotland.

**PROPERTY**

The property forms a ground floor retail unit set within a larger 3 storey traditional sandstone development surmounted by a pitched roof.

Internally the property is fitted out in accordance with the former tenants corporate specifications, with laminated timber and carpet flooring.

Lighting is provided by way of L.E.D spots and panels recessed within the suspended acoustic tile ceiling.

Partitions are erected to form staff tea prep and office along with customer w.c facilities.

**AREA**

124.02sqm (1,335sq ft)



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**NAV/RV**  
£11,200

The property qualifies for rates exemption under the small business bonus scheme

**RENT**

The property is available on a new full repairing and insuring head lease for a negotiable term for offers over £14,000p.a

**V.A.T**

We understand V.A.T will not be charged on the rent

**E.P.C**

Available on request

**LEGAL**

Each party shall bear their own legal costs incurred in the transaction

**TITLE**  
Available on request

**LBTT & REGISTRATION DUES**

The tenant / purchaser shall be responsible for any LBTT or Registration Dues incurred in the transaction

**TSA Property Consultants**  
162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)  
**Will** - 07581 396092 (will@tsapc.co.uk)  
**General** - 0141 237 4324 (info@tsapc.co.uk)

**Anti-Money Laundering**

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

**Property Misdescription Act 1991:**

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.