

FOR SALE/MAY LET

Prominent Retail Premises

NIA:- 50.63 SQM (545 SQFT)

Refurbished Retail Premises

Located on Holytown's Main Retailing Thoroughfare

May Be Eligible For 100% Rates Relief Via Small Business Bonus Scheme.

Suitable For A Variety Of Uses (Subject To Planning)

Rent: OIEO: £6,500 per annum

Sale Price: Offers In Excess of £55,000



[CLICK HERE FOR A VIRTUAL TOUR!](#)



Boundary Line for Indicative Purpose Only

107 MAIN STREET, HOLYTOWN, ML1 4TJ

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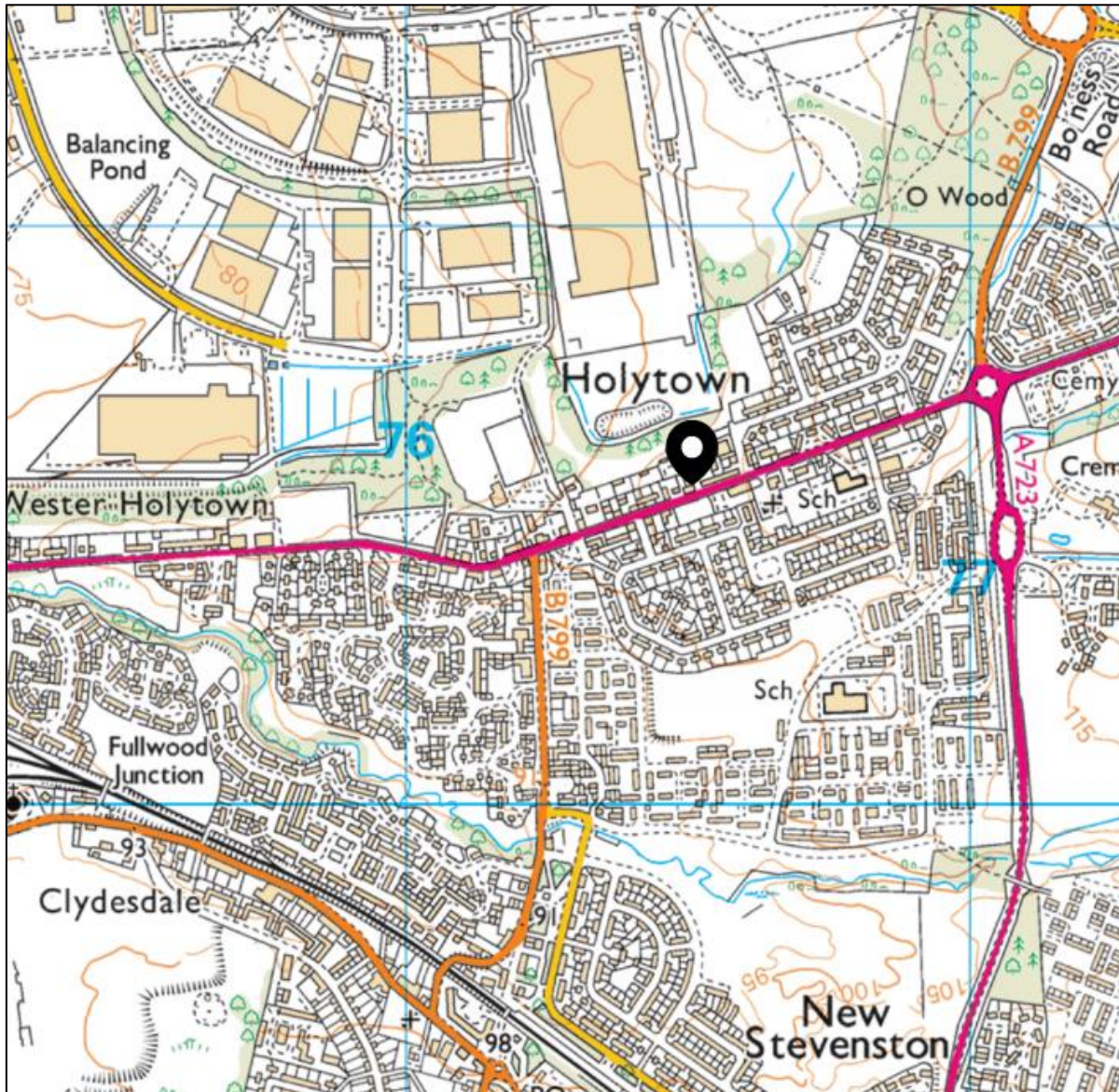
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Location

107 MAIN STREET, HOLYTOWN, ML1 4TJ



The subjects are located in Holytown, located approximately 14 miles east of Glasgow City Centre, forming part of North Lanarkshire's Council District.

Holytown benefits from strong transport links with junction 6A of the M8 Motorway located within close proximity, providing direct access to Glasgow and Edinburgh City Centre. Holytown Train Station is located approximately 0.9 miles from the subject property, offering direct services to Glasgow Central Station. The surrounding area is also well-served by numerous bus routes providing connectivity to areas such as Motherwell, Bellshill and Airdrie.

More specifically, the subjects occupy a prominent pitch on Main Street, which acts as Holytown's main retailing thoroughfare. The surrounding area benefits from a blend of residential and commercial occupiers including Boots Pharmacy, Elegance Hair & Beauty and Premier Convenience Store.



[CLICK HERE FOR LOCATION](#)



Description

107 MAIN STREET, HOLYTOWN, ML1 4TJ



The subjects comprise a ground floor retail premises, forming part of a larger two storey premises with a residential dwelling on the upper floor. The premises benefit from dedicated pedestrian access via Main Street as well as an attractive glazed frontage, protected by way of roller shutters.

Internally, the subjects consist of an open plan sales area upon entering the premises, benefitting from a tiled floor covering and a plastered ceiling with spotlights incorporated throughout. This is further complimented by a number of cellular rooms, varying in size as well as a kitchen prep area and W/C facilities to the rear.

ACCOMMODATION

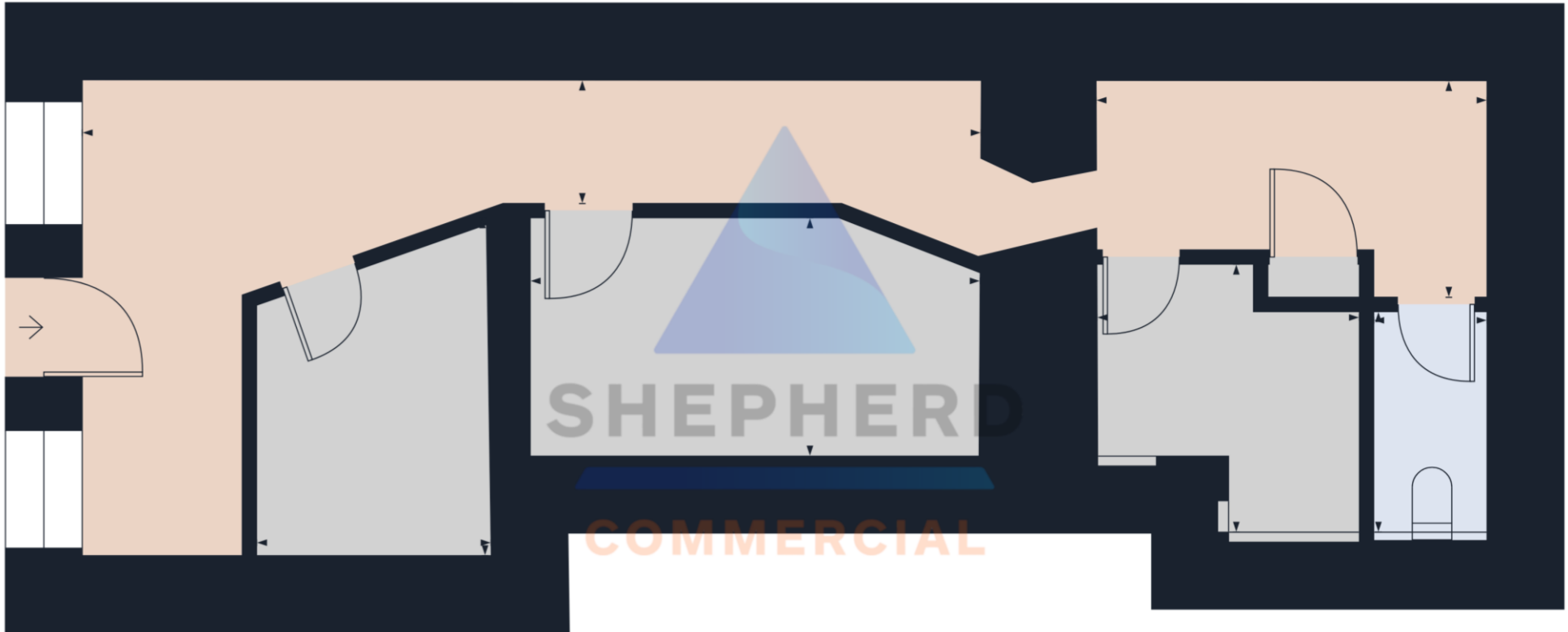
Accommodation	SQM	SQFT
Ground Floor	50.63	545
TOTAL	50.63	545

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

107 MAIN STREET, HOLYTOWN, ML1 4TJ



Floor Plan Is For
Indicative Purposes Only



RENT

Our client is looking for offers in excess of £6,500 per annum on the basis of fully repairing and insuring lease terms.

SALE PRICE

Our client is looking for offers in excess of £55,000 for their heritable interest in the subjects.

PLANNING

We understand that the property benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming purchaser to satisfy themselves in this respect.

VAT

Unless other stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £5,700. The rate poundage for 2026/2027 is 48.1p to the pound. As such, any incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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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