

TO LET

Retail Premises

NIA: 178.39 SQM (1,920 SQFT)

**Hot Food Takeaway Consent
Recently Granted**

Prominent Position On Manse Road

Recently Sub-Divided Shell Unit

Rent: OIEO: £15,000 p.a.



CLICK HERE FOR LOCATION!



UNIT 3, 114 MANSE ROAD, NEWMAINS, ML2 9BD

CONTACT:

Calvin Molinari BSc (Hons) MRICS

Fraser McDonald BSc (Hons)

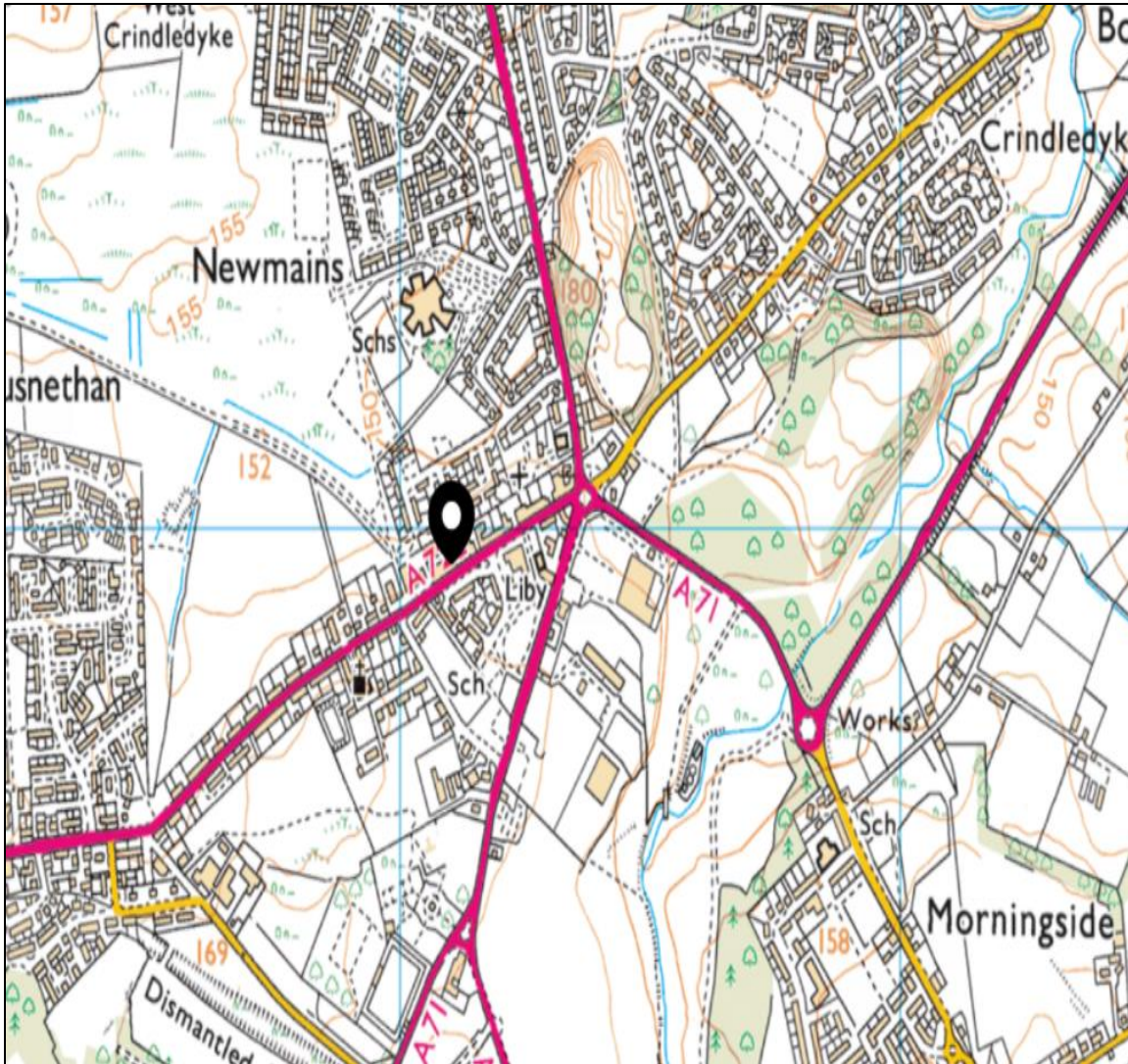
c.molinari@shepherd.co.uk

fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 – 07920 824408

| 0141 331 2807 – 07551 173132





LOCATION

Newmains is a village to the east of Wishaw in North Lanarkshire and has a resident population of around 6,000. It is located at the junction of the A73 and A71 around 8 miles east of Motherwell and also enjoys reasonable access to the M8 motorway via Junction 6 which lies around 5 miles to the north.

Newmains benefits from a range of local services and amenities with nearby Motherwell and Wishaw being the main shopping and administrative centres for the district. The property occupies a prominent position on the south side of Manse Road within a mainly residential and commercial area. Surrounding occupiers in the immediate locale include Scotmid, The Post Office and William Hill, among local businesses and hot food premises.

DESCRIPTION

The subjects occupy the ground floor of a mid-terraced two storey parade of retail units of brick construction with a flat roof. The ground floor has recently been sub-divided to form three separate shell units which have their own electricity meters. Unit 2 has been let to Coral Bookmakers. As part of the sub-division works, new aluminium framed toughened glass windows and doors, and perforated lath electric roller shutters were installed.



ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	178.39	1,920
Total	178.39	1,920

RENTAL

Our client is seeking offers in excess of £10,500 p.a.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects will require to be re-assessed upon completion of works

ENERGY PERFORMANCE CERTIFICATE

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

VAT

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

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:



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824408



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk

M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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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