

**TO LET**

**Class 1A Retail Unit**

**NIA: 79.09 SQM (851 SQFT)**

**Modern Retail Premises**

**Situated Within Close Proximity To  
Bellshill Town Centre**

**Attractive Glazed Frontage**

**Forms Part Of An Established  
Retail Parade**

**Rent: OIEO: £13,500 p.a.**



**CLICK HERE FOR LOCATION!**



**UNIT 6, 508 MAIN STREET, MOSSEND, BELLSHILL, ML4 1DL**

**CONTACT:** Skye MacDonald BSc (Hons) MRICS [skye.macdonald@shepherd.co.uk](mailto:skye.macdonald@shepherd.co.uk)  
Fraser McDonald BSc (Hons) [fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

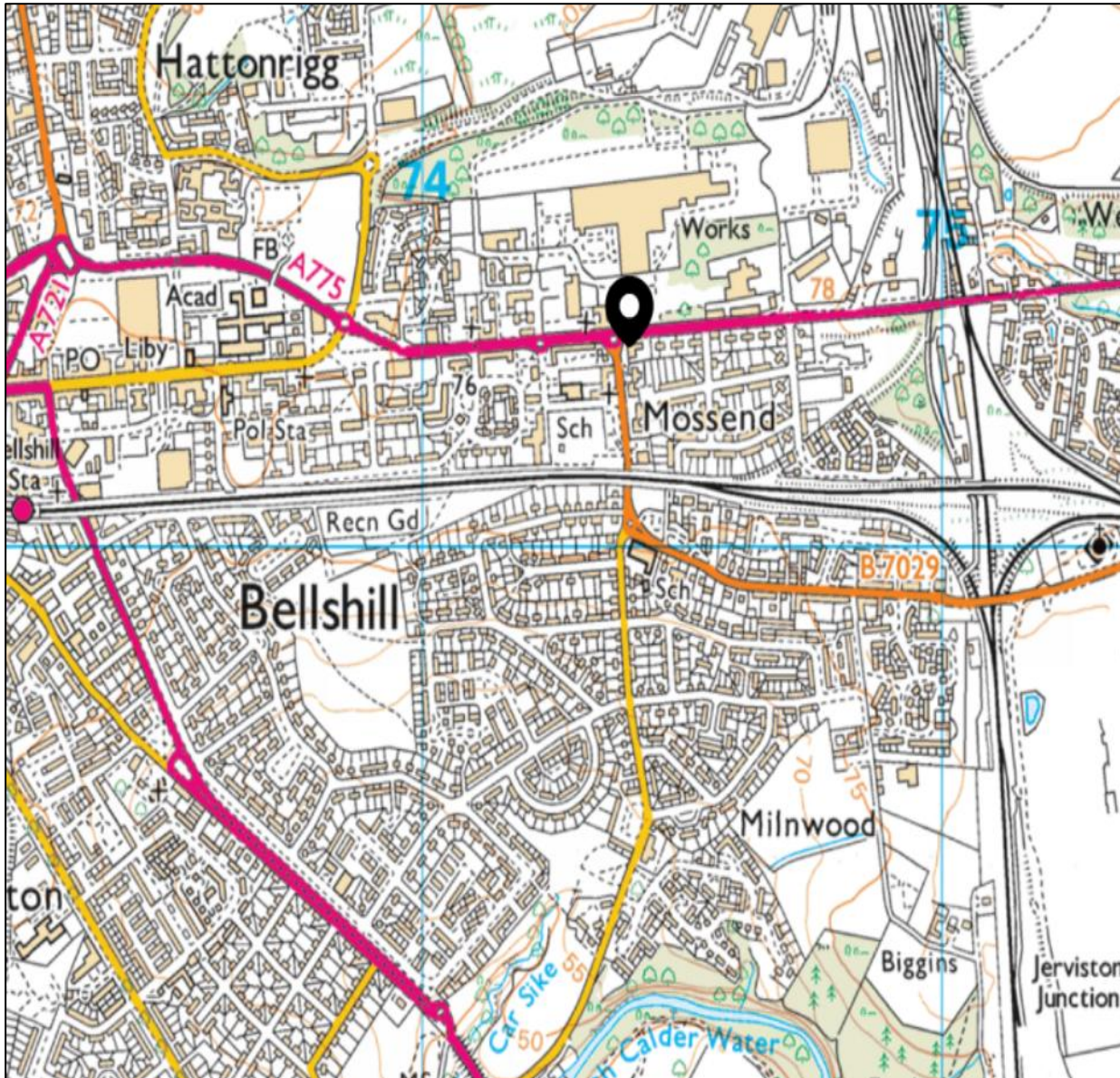
| 0141 331 2807 – 07774 667353  
| 0141 331 2807 – 07551 173132





# Location

UNIT 6, 508 MAIN STREET, MOSSEND, BELLSHILL, ML4 1DL



The subjects are located in Bellshill, North Lanarkshire which lies approximately 12 miles to the east of Glasgow and benefits from a residential population of around 13,000 persons.

Bellshill benefits from excellent transport links with the nearby M74 and M8 motorway providing access to both Glasgow and Edinburgh. Bellshill Railway Station offers direct services into Glasgow Central Station as well as numerous bus routes connecting Bellshill with surrounding areas such as Motherwell, Coatbridge and Uddingston.

More specifically, the subjects occupy a prominent position on Main Street, in the heart of Bellshill. The subjects benefit from frontage onto Main Street, which acts as one of Bellshill's main arterial routes. The surrounding area benefits from numerous commercial occupiers consisting of a mix of independent sole traders and multiple national retailers such as Tesco and Aldi.



[CLICK HERE FOR LOCATION](#)



# Description

UNIT 6, 508 MAIN STREET, MOSSEND, BELLSHILL, ML4 1DL



The subjects comprise a ground floor retail unit forming part of a larger three storey building with residential dwellings on the upper floors. The subjects benefit from an attractive display frontage which is protected by way of an electric roller shutter.

Internally, the subjects provide open plan retailing accommodation to the front of the premises with a suspended acoustic tiled ceiling with inset box lighting. A staff kitchen, W/C facilities and store room can be found to the rear.

There is on street car parking contained to the rear of the premises.



## ACCOMMODATION

Accommodation	SQM	SQFT
Retail Sales Area	79.09	851
<b>TOTAL</b>	<b>79.09</b>	<b>851</b>

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



## RENT

OIEO £13,500 per annum exclusive of VAT.

## 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 are currently entered into the Valuation Roll at a rateable value of £8,700. The rate poundage for 2024/2025 is 49.8p to the pound. As such, 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.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication **Date February 2025**.

## Get in Touch

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



**Skye MacDonald**

[Skye.macdonald@shepherd.co.uk](mailto:Skye.macdonald@shepherd.co.uk)

M: 07774 667353



**Fraser McDonald**

[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

M: 07551 173132

**Shepherd Chartered Surveyors**

2<sup>nd</sup> 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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