



COFFEE SHOP/RETAIL OPPORTUNITY

67 STEWARTON STREET • WISHAW • ML2 8AG

Smith &
Cough
BUSINESS ASSOCIATES

RETAIL UNIT

- Prominent corner trading position within busy commercial area
- Located within Wishaw Town Centre
- Good surrounding tenant mix of local & national operators
- Size approximately 93.98 SqM (1,012 SqFt)
- Adjacent to free car park plus on street parking
- Permission for coffee shop as well as retail
- Rates exempt
- EPC rating pending

RENT : £15,600 p.a.

Incentives available



LOCATION

The subjects benefit from a prominent corner trading position on the north side of Stewarton Street, which is the main retail and commercial thoroughfare within the town of Wishaw in North Lanarkshire, Scotland.

Wishaw is located to the south-east of the neighbouring town of Motherwell and is one of the main towns within the North Lanarkshire area which includes Motherwell, Hamilton and Larkhall. Wishaw has a population of approximately 32,000 however the surrounding catchment area of North Lanarkshire has a population of approximately 325,000.

Stewarton Street forms part of the A721 road, a well-travelled road linking the town with Motherwell and the M74 beyond, and is home to a good mix of local and national retailers, offices, coffee shops, bars & restaurants, ensuring the area is busy throughout the day and evening. Nearby retail operators include Pizza Hut, Greggs, Specsavers, Poundland, M&Co and Costa.

THE PROPERTY

The subjects comprise ground floor of this 2-storey, terraced, traditional, sandstone property, all under a pitched slate roof.

SIZE

We understand the subjects extend to 93.98 SqM (1,012 SqFt).

BUSINESS RATES

The subjects are entered into the current valuation roll as having a rateable value of £9,700, and are therefore eligible for zero rates.

TENURE

Our clients are prepared to offer a fresh, full repairing and insuring (FRI) lease of negotiable duration and are seeking an initial rental of £15,600 per annum. Incentives are available including a rent free period.

EPC

A copy of the Energy Performance Certificate is available on request. The rating is pending.

VIEWING & FURTHER INFORMATION

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PROPERTY MISDESCRIPTIONS 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 outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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