

88-92 MAIN STREET

WISHAW ML2 7LU

Bonmarché

PEACOCKS

TO LET

PRIME
RETAIL
UNIT

ON THE INSTRUCTIONS OF

LCP

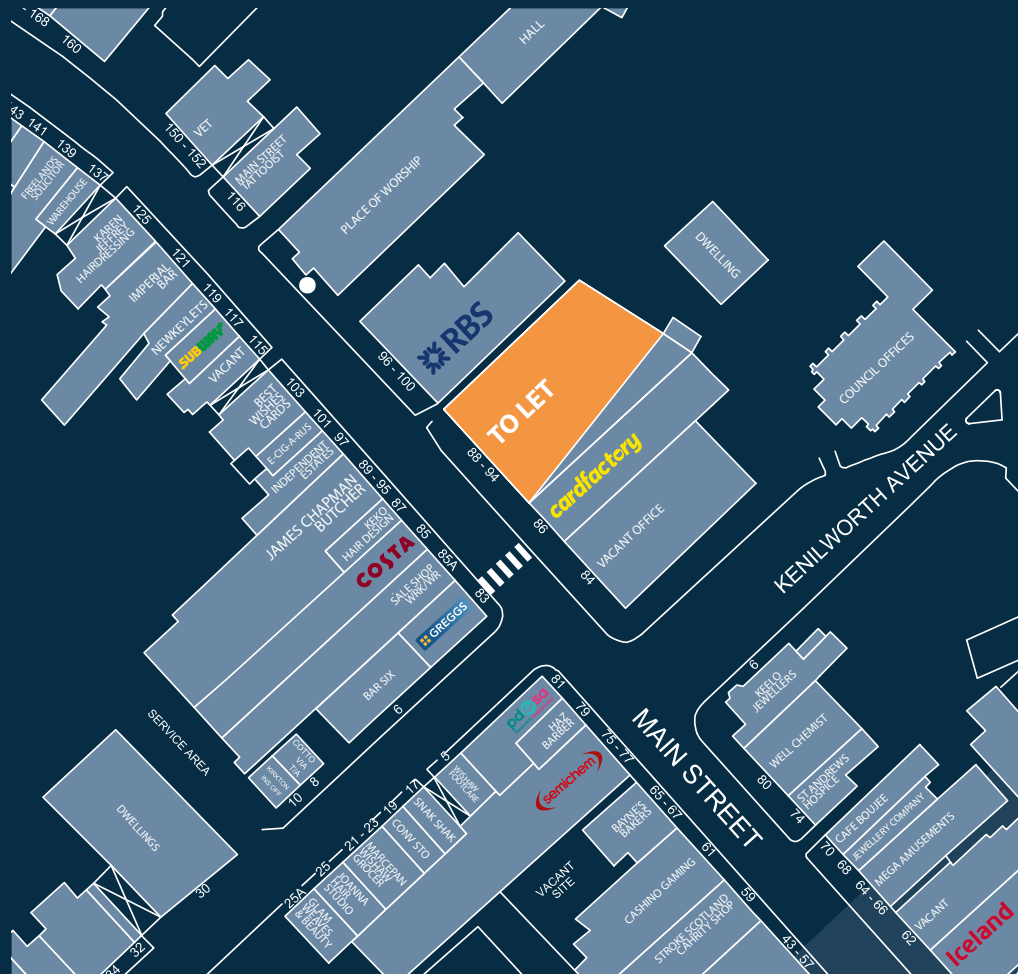
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LOCATION

Wishaw is a large town in North Lanarkshire, located approximately 15 miles south east of Glasgow City Centre.

It is one of North Lanarkshire's principal commercial centres with a resident population in excess of 30,000 persons and a catchment population, including Motherwell & Bellshill, of in excess of 125,000 people.

The subject premises occupy a large and prominent retail unit on the town's main retail thoroughfare, in close proximity to a number of national and independent retailers including **Card Factory**, **Costa**, **Greggs** and **RBS**.



ACCOMMODATION

The premises comprise a retail unit arranged over ground and first floors, extending to the following approximate areas:

88-92 Main Street		
Ground Floor	521.7 sq m	5,616 sq ft
First Floor	422.2 sq m	4,545 sq ft
	943.9 sq m	10,161 sq ft

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RENT

Rental offers in excess of **£40,000 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£4,064 per annum exclusive**.

RATING

The rateable value of the property is as follows:

Rateable Value £56,000
Commercial Rate Pounding £0.545

(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

USE

Class 1A (Retail).

TERMS

Subject to Vacant Possession, the subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith
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