

ON THE INSTRUCTIONS OF

CORAL 

**RETAIL UNIT
LEASE AVAILABLE / TO LET**



**174 MERRY STREET
MOTHERWELL
ML1 1NA**



LOCATION

Motherwell is located 17 miles south-east of Glasgow, situated only a short distance east of the main M74 motorway, some 4 miles north-east of Hamilton and 3 miles west of Wishaw.

The town has a resident population of circa. 43,500 persons as well as serving a significant wider catchment.

The subjects are situated at the western end of Merry Street [A723] one of the town's main arterial routes, close to the junction with the town's inner ring road which circles the main retail facilities provided by Motherwell Shopping Centre.

Surrounding occupiers include Swinton Insurance, Stylista Hair, Print Design, Hup Lee Chinese Restaurant, Dalziel Business Centre etc.

ACCOMMODATION

The subjects comprise a ground floor retail unit providing the following approximate areas:-

GROUND FLOOR	101.28 SQ M	1,090 SQ FT
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 27th Dec 2022, incorporating 5 yearly rent reviews. There is a tenant break option as at 27th Dec 2017, as well as an option to extend the lease.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

RENT

The passing rent is **£14,000 pa** exclusive of VAT.

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value	£13,500 [01/04/10]
UBR	£0.471

USE

The premises benefit from Class 1 & 2 planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G [Copy available on request].

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT & registration dues payable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell

e: jack@jhcampbell.net

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MISREPRESENTATION CLAUSE

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