

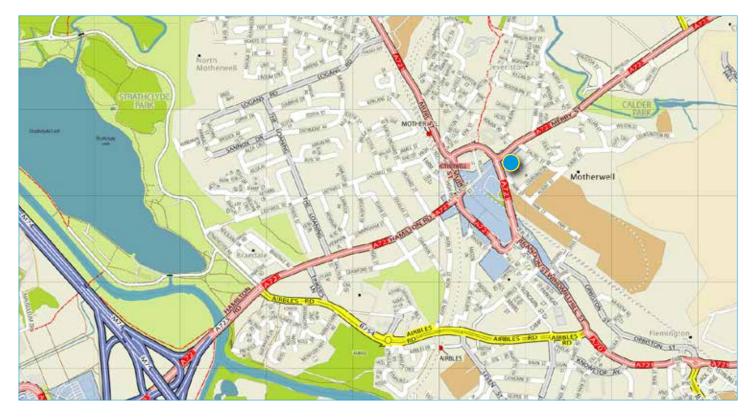
ON THE INSTRUCTIONS OF





174 MERRY STREET MOTHERWELL ML1 1NA

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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

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£13,50UBR£0.471

£13,500 [01/04/10] £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 m: 07801 852225

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MISREPRESENTATION CLAUSE

an campbell give notice to anyone who may read these particulars as tollows:1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

- 2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
- 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- Any preceduate appearing in more particulars and only centari parts of the protographs when the protographs were taken. Cental aspects may have changed since the protographs were taken and it should to be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- o. Whete there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning building regulations or their consents have been obtained and these matters must be varied by an intending our statement.
- 2. Descriptions of the property are internationy subjective and the descriptions contained herein are given in good ratin as an opinion and not by way of statement of tag. 8. Plans reprint be arritighted in the statement of the controller of Statement of tag. Office Course Course in the tagent leagues to the Statement of tag.