



FOR SALE - VACANT RETAIL PREMISES

234 MAIN STREET, BELLSHILL, ML4 1AB

LOCATION:

Bellshill is located within the North Lanarkshire Local Authority Region approximately 13 miles east of Glasgow City Centre. More specifically the subject property is situated on the south side of Main Street in its prime section where neighbouring occupiers include Boots, Semi-Chem, Farmfoods, Pound Stretcher, Coral and Specsavers.

On-street parking is provided whilst Bellshill Railway Station is a 2 minute walk south. The local road network offers access throughout Bellshill, to the surrounding towns of Coatbridge, Airdrie and Motherwell together with links to the nearby M74 and M8.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

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www.wbcs.co.uk

DESCRIPTION:

Mid-terraced ground floor retail premises forming part of a larger tenement building.

Excellent owner-occupier / investment opportunity with strong re-letting prospects.

Externally benefits from modern aluminium framed shopfront with pedestrian access door both protected by manually operated roller shutters.

Internally provides well-presented retail accommodation with open-plan space to the front, storage to the rear together with ambulant WC.

AREA:

40.05 sq m / 431 sq ft

RATEABLE VALUE:

RV £7,500

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.



ENERGY RATING:

Awaiting EPC

PRICE DETAILS ETC:

Offers over £90,000 are invited for our clients heritable interest.

VIEWING:

STRICTLY by appointment through the joint selling agents.

Agency Department

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