

62 MAIN STREET, WISHAW, ML2 7AB



TOWN CENTRE LOCATION



- Large Frontage
- Well Presented
- Rear Loading
- Ground & 1st Floor
- 7,620sq ft
- Rent: £40,000p.a.x

#### LOCATION

The property sits on a prominent position on Wishaw Main Street within Wishaw's town centre. The area benefits from being densely populated by way of flatted dwellings and houses in the immediate periphery. Wishaw is a thriving town with all the required facilities, a good range of shops, local markets, recreational and leisure, excellent golf courses and good schools at both primary and secondary levels. Wishaw also favours commuters to both Edinburgh and Glasgow, with good transport links and road networks.

Neighbouring occupiers include Lloyds Pharmacy, T.S.B, Semi-Chem, Belhaven Dental Practice and Poundland

#### PROPERTY

The property comprises a 2 storey commercial premises of steel framed construction surmounted by a flat roof.

Benefitting from a substantial aluminium framed and glazed frontage with double door entrance, the property offers large display space, with the interior presented in an open plan layout with floors overlaid in ceramic tile with spot lighting recessed within the suspended ceiling.

Partitions to the rear have been erected to form plant room, office, store and rear access with enclosed staircase to the first floor.

The upper floor provides large storage space with well apportioned staff w.c facilities and break area.

The property benefits from rear loading via a common yard.

The space would lend itself to a variety of uses such as retail, showroom, gymnasium, function space, restaurant (subject to consents)

#### AREA

The property has been calculated to extend to the following area

Ground: 471.23sqm (5,072sq ft)

1st: 236.69sqm (2,548sq ft)

Total: 707.92sqm (7,620sq ft)





**NAV/RV**  
**£37,000**

**RENT**

The property is available on a new full repairing and insuring head lease for a negotiable term for £40,000p.a.x

**V.A.T.**

The property has been elected for V.A.T

**E.P.C**

Available on request

**LEGAL**

Each party shall bear their own legal costs incurred in the transaction

**LBTT & REGISTRATION DUES**

The purchaser will be responsible for any LBTT & Registration dues incurred in the transaction

**ANTI-MONEY LAUNDERING**

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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