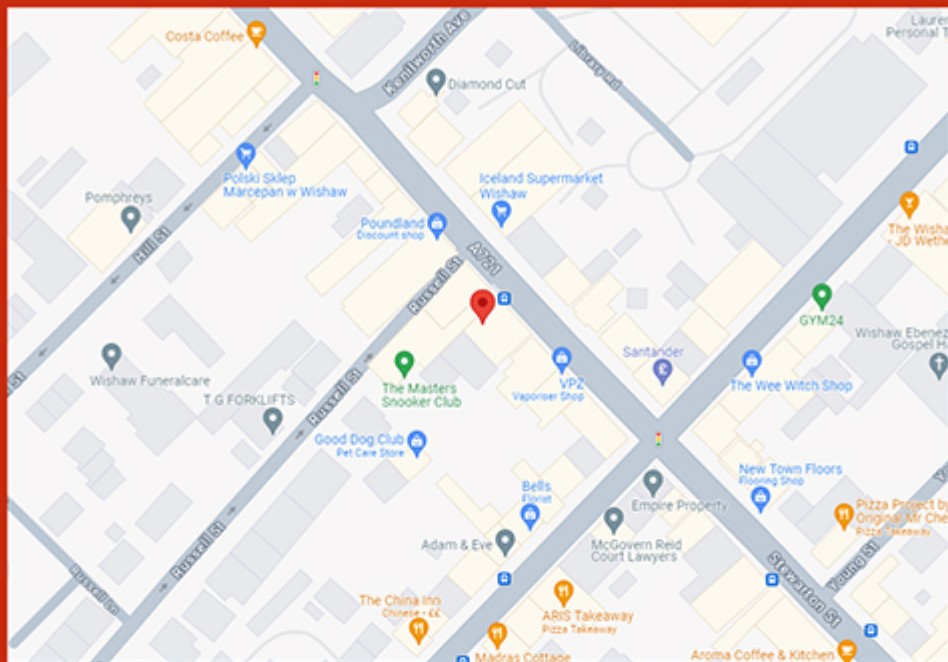


31/37 MAIN STREET, WISHAW, ML2 7AF



TOWN CENTRE RETAIL PREMISES



- Full Building
- 3,913sq ft
- Held On F.R.I Lease
- Celebrations Scott Ltd
- Expiry: 14th September 2033
- Passing Rent: £20,000p.a
- Review 2028
- Price: £220,000

LOCATION

The property is situated in North Lanarkshire within the town centre of Wishaw. Wishaw is located approximately 20 miles East of Glasgow City Centre and 38 miles to the West of Edinburgh. The location serves as the main retailing parade in Wishaw with occupiers being a mix of local and national covenant strength. Some examples include Bank of Scotland, Greggs Plc and Lloyds Pharmacy.

Wishaw benefits from nearby access to Junction 6 of the M8 Motorway to the North and Junction 7 of M74 to the South, both of which connect with major road networks throughout Scotland.

The location benefits from nearby access to Wishaw Train Station which is located less than a mile away. This provides a direct route to and from the city centre of Glasgow, as well as neighbouring towns.

PROPERTY

The property comprises the ground floor of a larger 2-storey building of stone construction. The property benefits from a large attractive glazed frontage onto Main Street which carries high levels of both pedestrian and vehicular traffic.

Internally, the property is laid out in a predominantly open plan fashion with the majority of the space being utilised for sales purposes. The upper floor is accessed via a single staircase to the rear providing ancillary storage.

AREA

The property extends to the following floor area:

Ground: 283.8sqm (3,055sq ft)

1st: 79.72sqm (858sq ft)

Total: 363.52sqm (3,913sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring lease on the following terms;

Tenant: Celebrations Scott Ltd

Lease 15th September 2023 -

14th September 2033.

Tenant Break: 15th September 2028.

Rent Review 5 Yearly

Passing Rent: £20,000p.a

PRICE

The property is available on a freehold basis for o/o £220,000





E.P.C.

Available on request

LEGAL

Each party shall bear responsibility for their own legal costs

V.A.T

Figures quoted exclusive of V.A.T

LEASE & TITLE

Available on request

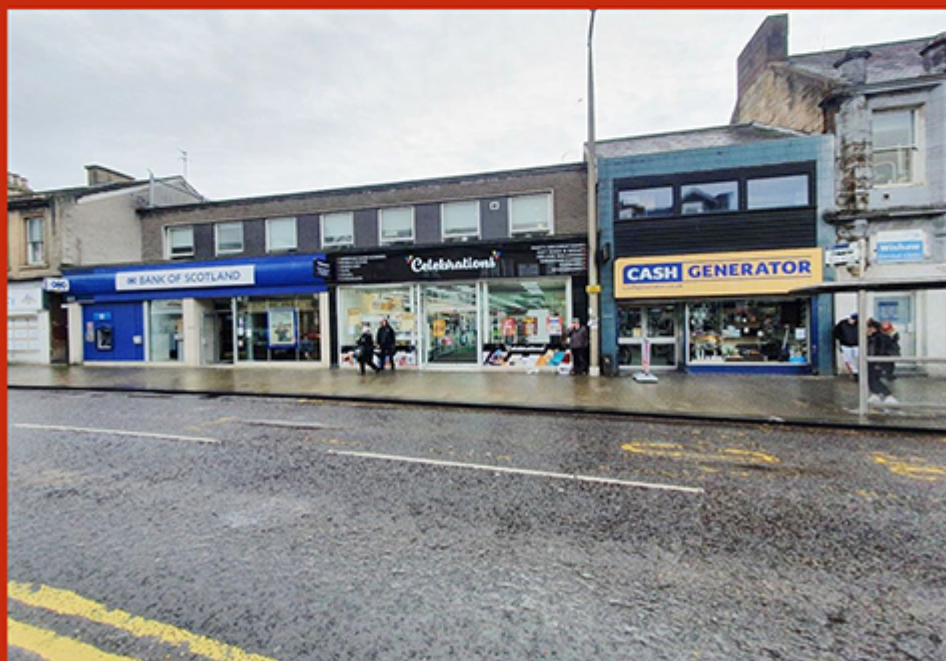
VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful 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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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.