





BUSINESS For Sale

 194-204 Main Street,
Wishaw, ML2 7LU

-  Busy thoroughfare
-  Established business
-  Town centre trading position
-  Weekly sales c. £5,500
-  Potential to increase turnover
-  Self-employment opportunity
-  No VAT on the rent

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Viewing strictly by appointment with the sole selling / letting agents. Call

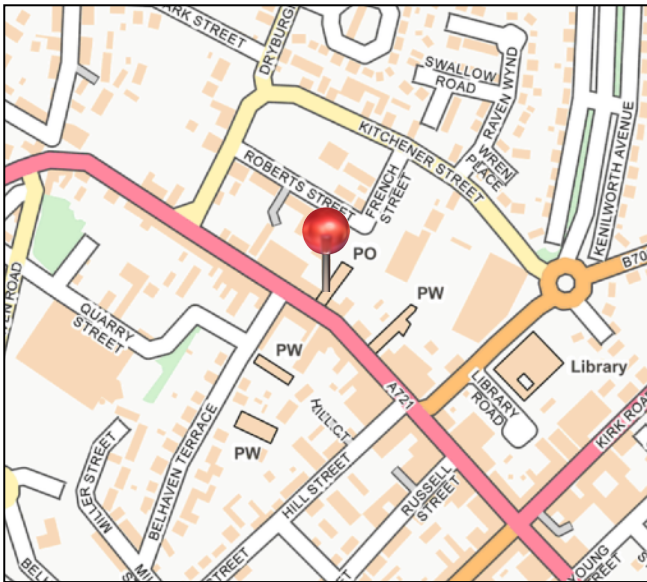
0141 291 5786



Location

Wishaw is located in North Lanarkshire, approximately 15 miles south east of Glasgow and 2 miles east of Motherwell. The A73 and A71 link the town to the motorway and trunk road networks including the M8 and M74. Motherwell is situated approximately 2 miles to the west.

The property is located on the north side on Main Street close to its junction with Belhaven Terrace, within the Town Centre. Main Street forms an extension to Stewarton Street and is the principal retailing thoroughfare for the town. The property enjoys excellent public transport connections, with regular and bus services passing along Main Street, whilst Wishaw Rail Station takes less than 10 minutes walk to reach. Nearby occupiers include The Terrace Cafe, Royal Bank of Scotland and Subway.



Description

The subjects comprise a mid-terrace sandstone building under a pitched and slate covered roof, providing retail accommodation arranged over the ground floor. The first and attic floors are currently being used for storage.

The property is accessed via a recessed entrance way which benefits from two separate double doors which lead into the main sales area. The ceilings in the main sales area incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in vinyl tiles. There is a Post Office situated at the back of the property. Next to the Post Office is a door which leads to a stairwell for access to the upper floors and a fire exit which leads to the rear which is enclosed by palisade fencing. The upper floors also benefit from a separate stairwell near the front of the shop.

Accommodation

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales & storage	492.57	5302
First	Storage	454.51	4892
Second	Storage	53.42	575
TOTAL		1000.5	10769

Tenure

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £36,000 per annum. Full quoting terms are available upon request.

Trading Information

Homestyle is an established business operating as a hardware sales store currently generating c. £5,500 per week in sales/services. The business enjoys regular all year round trade, such is the prime position. The business trades Monday to Saturday 9am to 5:30pm and is closed on Sundays.

The current operator has decided to sell the business, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current owners provide is reflective of the success of the business and in turn, the return custom. The sale of Homestyle provides an opportunity to acquire an easily manageable retail business. Accounts will be made available to seriously interested parties post viewing stage.

Price

The business is offered for sale as a going concern to include goodwill, fixtures and fittings for offers in the region of £60,000 plus stock at valuation. Proof of sales will be made available to seriously interested parties post viewing stage.

Particulars

Rateable Value	£22,750
EPC	Available upon request
VAT	Not payable on the rent

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