

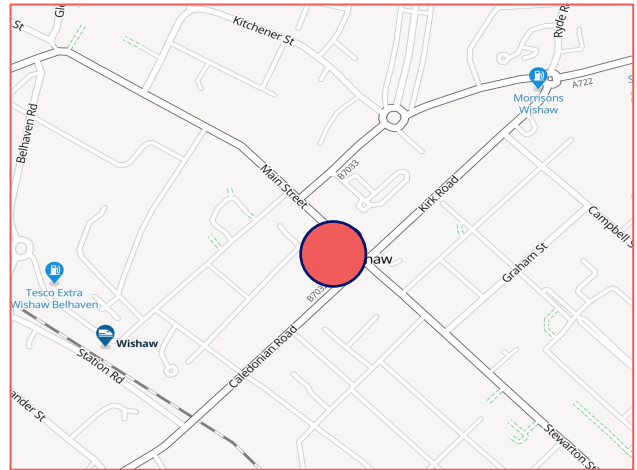


FOR SALE

BOOKMAKER INVESTMENT OPPORTUNITY

5 MAIN STREET, WISHAW, ML2 7AF

- Tenant has been in occupation since 2013
- Recently renewed for 5 years
- Expiry in August 2029
- Prime section of Wishaw Main Street
- Situated next to Boots, VPZ, Lloyds Pharmacy, Bank of Scotland, Savers, Greggs, Poundland
- Passing rent of £27,500 per annum = £23.01 Zone A
- **Offers over £256,000 = NIY 10.5%**



LOCATION

Wishaw is situated within the North Lanarkshire Local Authority Region approximately 15 miles east of Glasgow and 3 miles east of Motherwell with a population of approximately 30,000.

The subjects are situated in the heart of Wishaw town centre on the south side of Main Street by its intersection with Caledonia Road, Kirk Road and Stewarton Street.

Regular bus services operate on Main Street whilst Wishaw Railway Station is a 10-minute walk south-west.

On-street parking is provided.

Neighbouring occupiers include Boots, VPZ, Lloyds Pharmacy, Bank of Scotland, Savers, Greggs, Poundland, Cancer Research and Chest Heart & Stroke Scotland

DESCRIPTION

Double fronted ground floor retail premises.

2 x large display windows with central customer entrance.

Internally the subjects are fitted out to a high standard with main open-plan front area.

Customer WC's together with staff WC's and tea prep are provided.

ACCOMMODATION

NIA	1,226 sq ft
ITZA	1,194 sq ft

TENANCY INFORMATION

Let to Coral Racing Limited on FRI terms, no schedule of condition.

Tenant has been in occupation since 2013

Passing rent of £27,500 per annum = £23.03/sq ft Zone A

Expiry in August 2029

Tenant only break option in August 2027, subject to 6 months notice.

6 months rental penalty, £13,750, if tenant exercised the break.

EPC Available on request

VAT No VAT

QUOTING PRICE

Offers over £256,000 are invited for clients heritable interest with the benefit of the existing lease.

A purchase at this level reflects a NIY of 10.5% after purchasers' costs.

VIEWING & FURTHER INFORMATION

Strictly via the sole selling agents;

Gregor M Brown

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