



12 Stewarton Street, Wishaw, ML2 8AN
Offers Over £170,000



Prime Commercial Opportunity – Fully Refurbished Former Bank

An excellent opportunity to acquire a prominently positioned ground floor commercial unit, formerly a bank, set within a traditional stone-built terrace in a central location.

This substantial unit has been recently refurbished to a high standard and offers a flexible open-plan layout, ready for a variety of uses including retail, office, studio or service-based business.

The property benefits from a modern frontage with large display windows and secure electric roller shutters, ensuring strong visibility and presence.

Key Features:

- Town centre location
- Fully refurbished throughout
- Bright open-plan office/retail space
- Additional private office and storage rooms
- Brand new WC facilities including disabled access
- New gas central heating system
- Upgraded electrics, modern lighting, CCTV & alarm
- Secure electric roller shutters
- Rear access to courtyard
- Flexible layout suitable for a range of uses

Extending to approximately 1,265 sq ft, the space offers generous accommodation with excellent potential for owner-occupiers or investors alike.

Early viewing is highly recommended to appreciate the quality and versatility of this impressive commercial unit.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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