



Boutique Baby
childrenswear

Flowers by Greer

— FLOWERS FOR ALL OCCASIONS —
8 746933 Est. 2003

Investment for Sale

183 Main Street
Bellshill
ML4 1AH

- Prominent Position
- Recent Lease Extension Agreed
- Well Presented Double Fronted Shop
- Substantially Under Rented



ALLIED
SURVEYORS
SCOTLAND

LOCATION

Bellshill is a town in North Lanarkshire, located 10 miles southeast of Glasgow city centre with Motherwell lying 2 miles to the south and Hamilton being situated 3 miles to the southwest. The town, a former mining community, is now one of the most successful industrial locations within the wider Glasgow conurbation and is also a popular residential dormitory area due its position next to the national motorway network and public transport connections.

The property forms part of the principal retail thoroughfare within the town centre. Supporting excellent occupation levels, the street is populated primarily by long established private businesses serving the community.

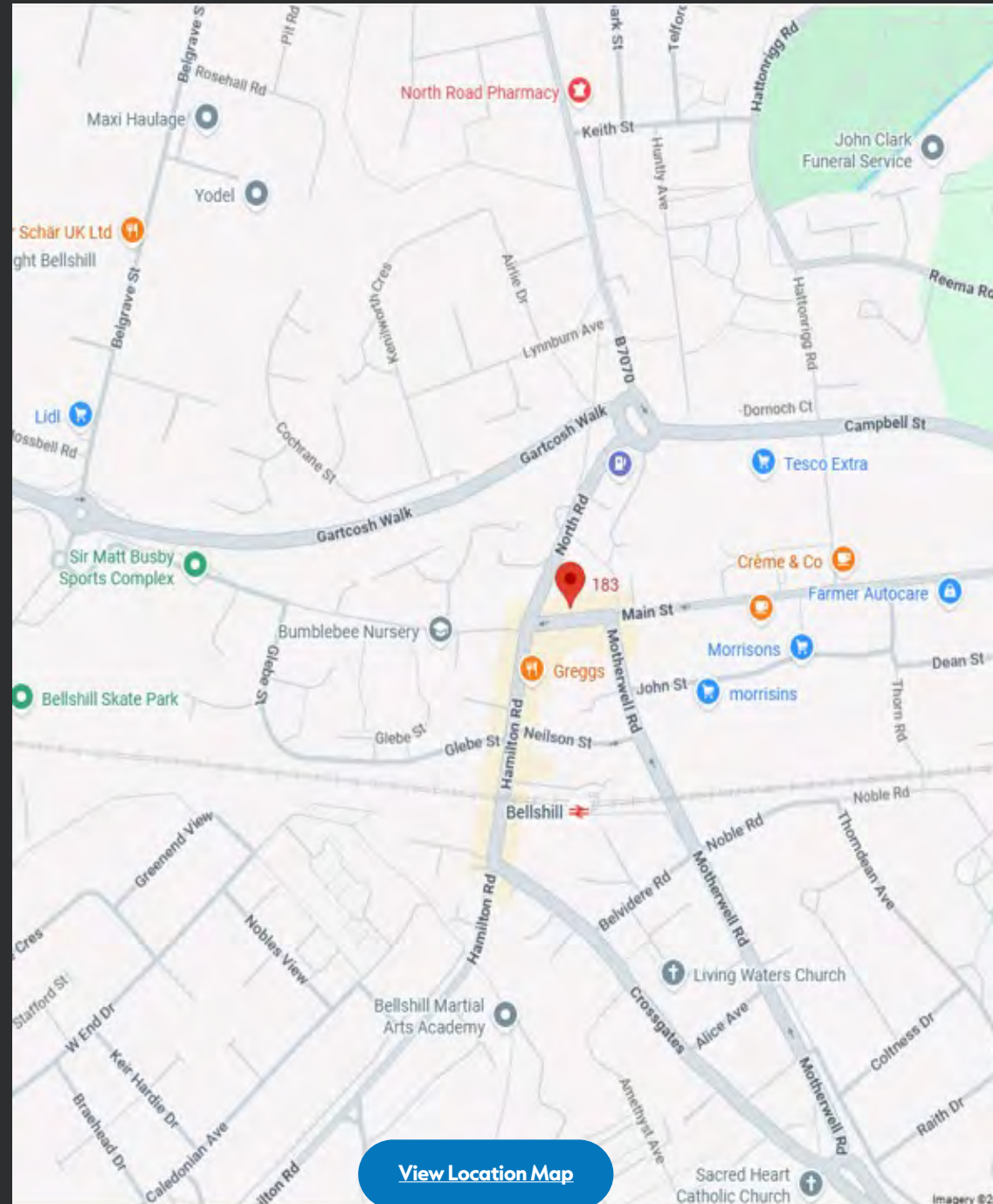
DESCRIPTION

The property comprises a double fronted ground floor retail unit contained within a two storey and attic building extending into a single storey rear adjunct. The upper floors are in separate residential use. The unit has glazed aluminium framed display windows incorporating two centrally positioned entry doors and is secured by an automated roller shutter.

The property is fully fitted and trading as a children's clothing boutique.

ACCOMMODATION

The accommodation comprises a bright large retail area with storage and staff welfare space to the rear.



183 Main Street, Bellshill ML4 1AH

FLOOR AREA

According to our recent measurement survey the premises contain the following approximate floor areas:

Area	Sq m	Sq ft
NIA	62.77	676

Total Net Internal Area	62.77	676
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TENANCY INFORMATION

	Tenant	Rent (p.a)	Lease Expiry	Rent Review	Terms
183 Main Street Bellshill	Boutique Baby Childrenswear Ltd	£9,000	30 April 2031	1 May 2028 1 May 2030	FRI TBO - every 2 years

PRICE

Our client is seeking offers over £115,000 plus VAT, this price being the equivalent of the subjects current vacant possession value.



7CJ9B5BH-B: CFA5HCB

Boutique Baby Childrenswear Ltd - Local Private Business

TENURE

The property is held on a Heritable title (Scottish equivalent of English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value effective 1st April 2026 of £10,800.

The uniform business rate for the current year is 0.481 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate Rating is B.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party shall bear their own legal costs including any LBTT and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent:

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