







FOR SALE/TO LET

11 Russell Street
Wishaw ML2 7AL

-  Retail Unit
-  2,091 sq ft
-  Price on Application
-  Available with Vacant Possession

Location

Wishaw is located in North Lanarkshire and is approximately 15 miles from Glasgow city centre. The town lies on the A71 linking the town to the A73 and M8 and also benefits from established transport networks such as the local railway station and the bus network which have frequent services to and from Glasgow. Wishaw has a population of 40,000 persons.

Main Street is the main shopping destination in Wishaw. The subjects are located on Russell Street, which sits perpendicular to the south side of Main Street with nearby occupiers including **Poundland, M&Co, Iceland, Semi-Chem and Vaporized.**

Accommodation

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

Ground Floor	2,091 sq ft	(194.25 sq m)
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Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 restricted consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

Price

Price on Application.

Tenure

Heritable (the equivalent of English Freehold).

Rent

On application.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£18,600.** (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£9,114.**

Energy Performance Certificate

EPC Rating = E

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

11 Russell Street, Wishaw ML2 7AL



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Get in touch



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