

WISHAW

| 80 Roberts Street ML2 7JF



TO LET /
MAY SELL

- Large commercial premises with 87 car spaces
- 12,163 sq ft (1,130 sq m)
- 1.42 acres / 0.57 hectares
- Suitable for residential or commercial development (subject to planning)
- Available from August 2023

Location

Wishaw is situated within North Lanarkshire, approximately 15 miles south east of Glasgow and 3 miles east of Motherwell.

The town has a population of around 30,000 persons and is situated between the M8 and M74 motorways.

The site occupies a highly prominent position in the centre of Wishaw on Roberts Street. It is on the north side of Main Street, the primary shopping destination for the town. There is a thoroughfare for pedestrians from Main Street whilst vehicular traffic access to the site is from either French Street or Roberts Street.

Description

The subjects comprise a large supermarket arranged over ground floor with 87 dedicated car parking spaces available and extensive servicing provision.

We calculate the unit and the site to extend to the following approximate areas:

Ground	12,163 sq ft	1,130 sq m
Site	1.42 acres	0.57 ha

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 (food) consent and can therefore be used for retail use.

The site may be suitable for potential residential / commercial development (subject to suitable consents). Parties who wish to make further planning enquiries should contact the Local Planning Authority.

Lease

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Leasehold/Purchase Terms

Leasehold and freehold offers are invited. For further information please contact EYCO directly.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £158,000. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 52.4p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£82,792**.

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.



Proposed Site Layout



Get in touch



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