

RIVALS



RETAIL/HOT FOOD TAKEAWAY UNIT

- NIA: **178.39 SQ M (1,920 SQ FT)**
- HOT FOOD TAKEAWAY CONSENT RECENTLY GRANTED
- PROMINENT POSITION ON MANSE ROAD
- RECENTLY SUB-DIVIDED SHELL UNIT
- NEWLY FITTED WINDOWS, DOORS AND ELECTRIC ROLLER SHUTTERS
- INCENTIVES AVAILABLE
- OIEO: **£15,000 PER ANNUM**

TO LET

UNIT 3, 114 MANSE ROAD, NEWMAINS, WISHAW, ML2 9BD

CONTACT: Adam Honeyman, MA (Hons) MRICS, a.honeyman@shepherd.co.uk, 0141 331 2807, www.shepherd.co.uk



LOCATION

Newmains is a village to the east of Wishaw in North Lanarkshire and has a resident population of around 6,000. It is located at the junction of the A73 and A71 around 8 miles east of Motherwell and also enjoys reasonable access to the M8 motorway via Junction 6 which lies around 5 miles to the north.

Newmains benefits from a range of local services and amenities with nearby Motherwell and Wishaw being the main shopping and administrative centres for the district. The property occupies a prominent position on the south side of Manse Road within a mainly residential and commercial area. Surrounding occupiers in the immediate locale include Scotmid, The Post Office and William Hill, among local businesses and hot food premises.

DESCRIPTION

The subjects occupy the ground floor of a mid-terraced two storey parade of retail units of brick construction with a flat roof. The ground floor has recently been sub-divided to form three separate shell units which have their own electricity meters. Unit 2 has been let to Coral Bookmakers. As part of the sub-division works, new aluminium framed toughened glass windows and doors, and perforated lathe electric roller shutters were installed.

Convenience store use will not be considered.

RENTAL PRICE

Offers in excess of £15,000 per annum are invited for Unit 3.

Our clients are seeking offers for a new full repairing and insuring lease of negotiable term.

RATING

The subjects will require to be re-assessed upon completion of works.

PLANNING

The subjects have received hot food takeaway consent. For further information, you should contact North Lanarkshire Council Planning on 01236 632 500.

EPC

The property has an EPC rating of F.

VAT

VAT will be charged where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs in relation to this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

Measured in accordance with the RICS Code of Measuring Practice (6th edition), the unit extends to the following approximate net internal floor areas:

ACCOMMODATION	SqM	SqFt
TOTAL	178.39	1,920



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
Adam Honeyman MA (Hon) MRICS a.honeyman@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: MAY 2023**

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