



## DEVELOPMENT OPPORTUNITY

- > APPROXIMATELY: **0.32 ACRES, (0.13 HECTARES)**
- > MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > CLOSE PROXIMITY TO TOWN CENTRE
- > **SALE PRICE: OIEO: £150,000 EXC. VAT**

# FOR SALE

**451 MAIN STREET, WISHAW, ML2 7PJ**

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## LOCATION

The subjects are located within the town of Wishaw, which is located approximately 18 miles south-east of Glasgow and forms one of the main towns within North Lanarkshire. North Lanarkshire has a population of around 325,000 with Wishaw itself having a population of approximately 32,000.

The subjects comprise a prominent corner site, situated next to the Main Street and Cleland Road roundabout. The site is located in very close proximity to the town centre of Wishaw and Main Street benefits from high levels of vehicular traffic as it is one of the town's main arterial routes.

The surrounding area consists predominantly of residential dwellings, with commercial operators situated towards the central and east sections of Main Street.

## DESCRIPTION

The subjects comprise a prominent corner site that has had demolition and site clearance works carried out. The site is also predominantly flat by nature and is somewhat of a diamond shape. Using Pro-map Mapping Software, we calculate the site area to extend to approximately 0.32 acres (0.13 Hectares).

## PRICE

Our client is seeking offers in excess of £150,000 for their heritable interest in the property.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## SERVICES

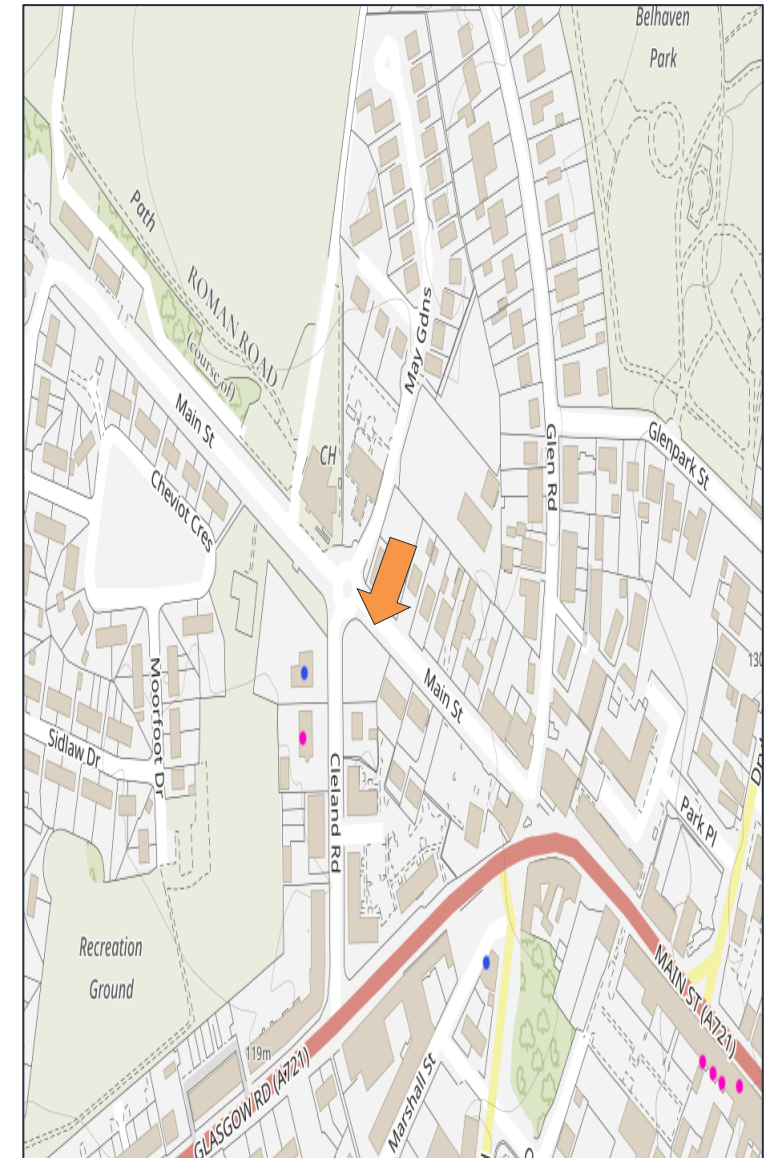
We are not aware of any services on site, interested parties should satisfy themselves as to the availability of services within the immediate vicinity. The site does however have Scottish Water Approval. Further information can be provided upon request.

## LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the sale.

## 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.



**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**

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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: FEBRUARY 2024**

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