



RETAIL UNIT

- > EXTENDS TO 118.08 SQ M / 1,271 SQ. FT
- > ELECTRIC ROLLER SHUTTER
- > SUITABLE FOR VARIETY OF USES (SUBJECT TO PLANNING)
- > FORMER BETTING OFFICE
- > HIGH FOOTFALL LOCATION
- > RENTAL: OIRO £12,500 PER ANNUM

TO LET

UNIT 2, 114 MANSE ROAD, NEWMAINS, WISHAW, ML2 9BD

CONTACT Calvin Molinari BSc (Hons) MRICS
Aleksander Alfer MA (Hons)

c.molinari@shepherd.co.uk
a.alfer@shepherd.co.uk

0141 331 2807– 07920 824408
0141 331 2807

www.shepherd.co.uk



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LOCATION

Newmains is a village to the east of Wishaw, in North Lanarkshire and has a resident population of around 6,000. The subjects are located at the junction of the A73 and A71 around 8 miles east of Motherwell, and also enjoys 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 a ground floor unit, contained within a mid-terraced two storey parade of retail units. Externally the subject benefits from a large glazed frontage, suitable for branding opportunities and displays protected by the way of electric roller shutter.

Internally, the subjects are laid out as an open plan sales area to the front of the property, with a kitchen prep, storage and DDA compliant W/C facilities to the rear. The subject is suitable for a variety of uses, subject to obtaining the appropriate planning consent.

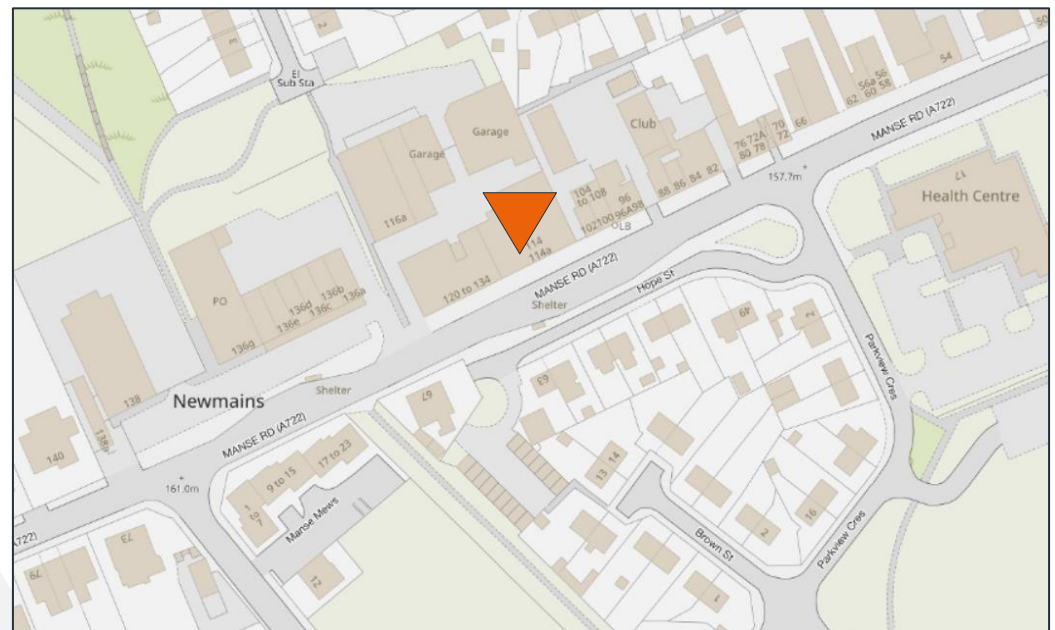
ACCOMMODATION

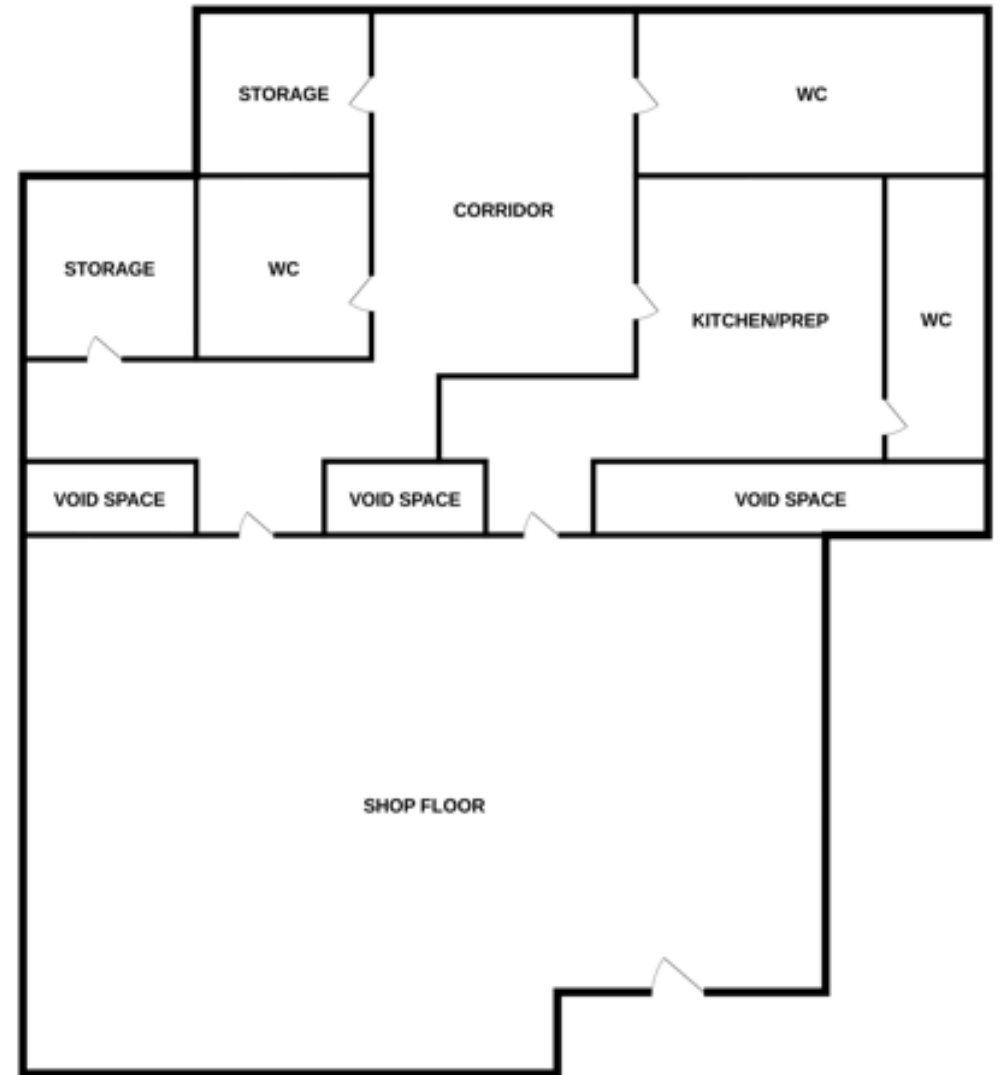
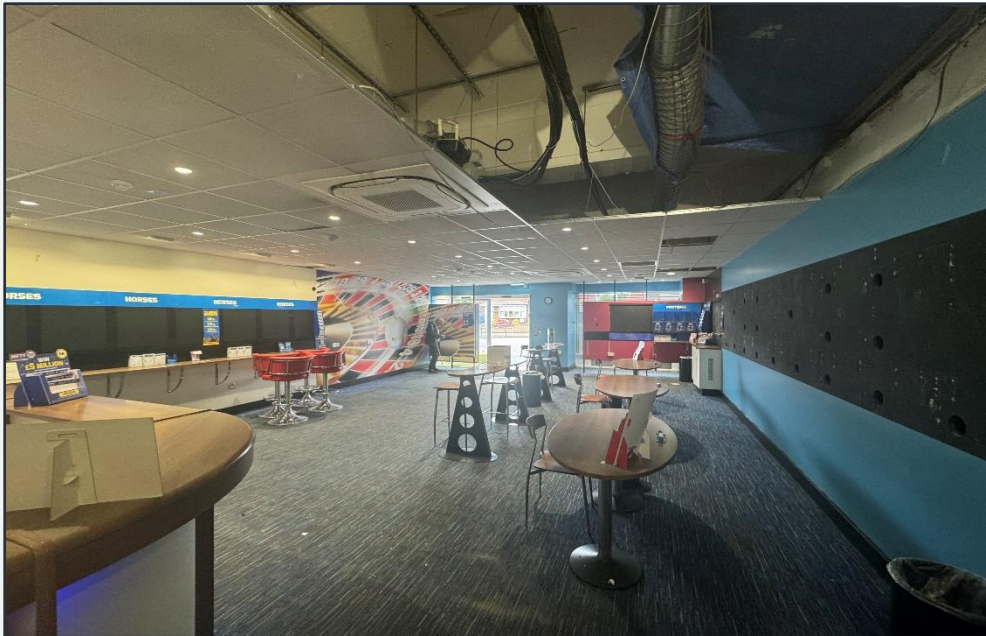
The below areas, which have been calculated from on-site measurements, have been calculated on a Net Internal Area in line with the RICS Code of Measuring Practice (6th Edition):

ADDRESS	SQM	SQFT
Ground Floor	118.08	1,271
Total	118.08	1,271

VAT

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





Indicative Purposes Only

RENTAL

Our client is inviting rental offers in the region of £12,500 per annum.

RATING

The subjects are entered into the current valuation roll with a rateable value of £11,100. As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus Scheme (SBBS).

The rate poundage for 2024/2025 is 49.8p to the pound.

PLANNING

We understand that the property has planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Please note that each party is to bear their own legal costs in relation to any letting or transaction. However, the in-going tenant will be responsible for any LBTT, registration dues and any VAT incurred thereon.

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 transaction to 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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