

# TO LET

## Class 10 Opportunity

GIA: 459 SQM (4,940 SQFT)

Potentially Eligible For Rates Relief Under The Small Business Bonus Scheme

Benefits From A Dedicated Yard Located To The Rear

Forms Part Of An Established Business Park

Ample On Street Parking

Rent: OIEO: £25,000 p.a.



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**98 ORBISTON STREET, MOTHERWELL, ML1 1PX**

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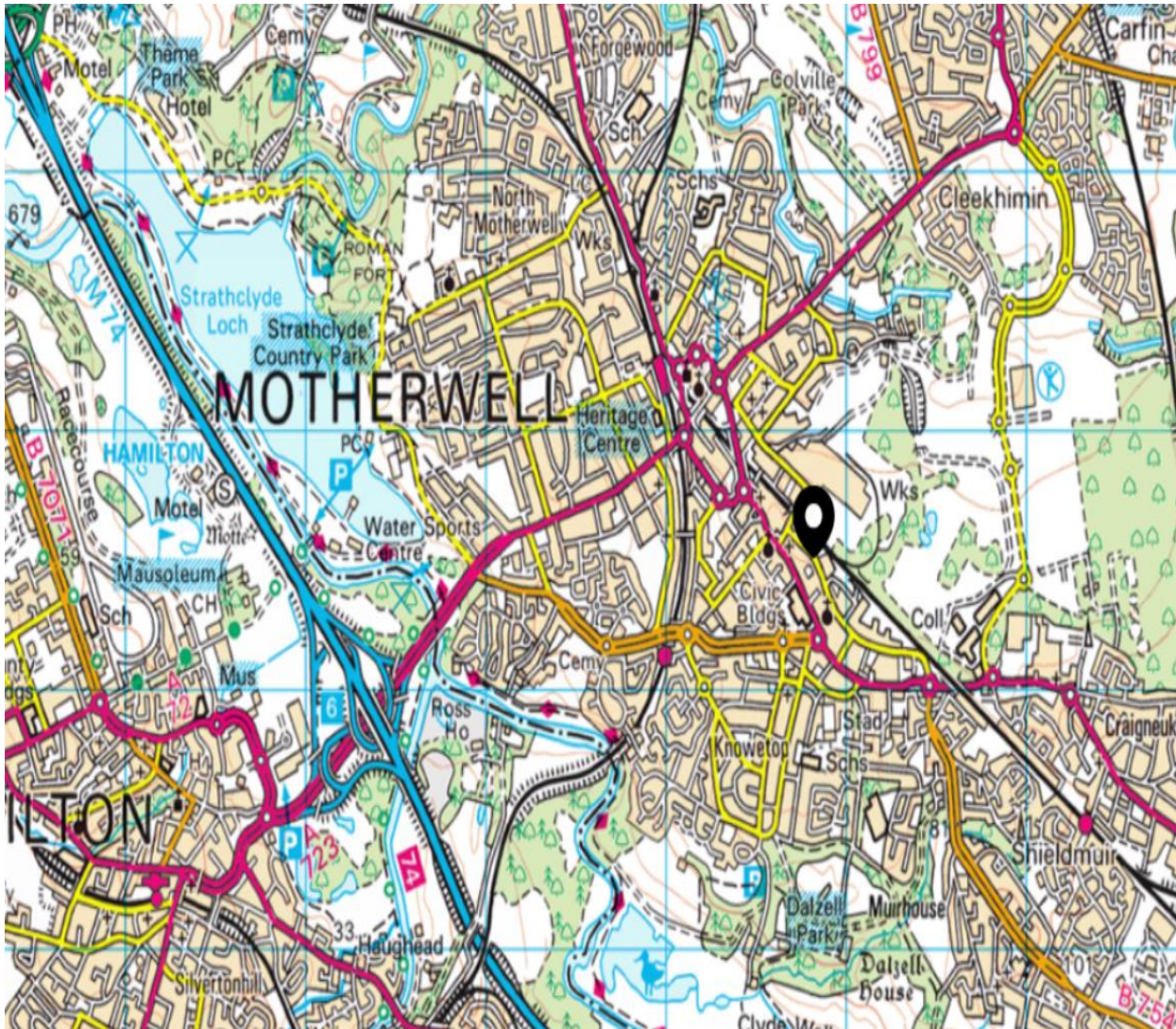






# Location

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The subjects are located in an established industrial area, in close proximity to the town centre of Motherwell. Motherwell is located in the South Lanarkshire area and is positioned approximately 16 miles to the East of Glasgow and 38 miles to the West of Edinburgh. The subjects benefit from excellent transport links with access to junction 6 of the M74 motorway situated nearby. The M74 links with major roads networks throughout Glasgow and is a main route between Scotland and the South.

The subjects are situated on the North side of Orbiston Street, within Motherwell. The location benefits from being in close proximity to the A721 which is a main arterial route within Motherwell. The surrounding area is of a predominantly industrial use, with commercial occupiers such as Liberty Steel, Aldi, Evans Halshaw and Kerrs Bakery all located within the nearby vicinity.



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# Description

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The subjects comprise a single storey, standalone building of brick construction. Internally, the unit is laid out in a mixture of open plan and cellular design in keeping with the current tenants use. Ample welfare facilities to include large kitchen and w/c facilities are also present on site.

The site benefits from yard space to the side of the building which is concrete surfaced. The rear yard space has been built over and surmounted by a section of decking that is accessed via an external door towards the rear of the property.

The total yard space extends to 0.108 acres.

## ACCOMMODATION

	SQM	SQFT
Ground Floor	459	4,940
<b>TOTAL</b>	<b>459</b>	<b>4,940</b>

The above floor areas have been provided on a Gross Internal Floor Area basis (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition).



## RENT

OIEO £25,000 per annum exclusive of VAT.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £10,500. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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. Publication Date August 2024.

## Get in Touch

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



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### 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.

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