

TO LET

Office Premises

NIA: 405.98 SQM (4,370 SQFT)

Prominent Position On Manse Road

On Street Car Parking

Excellent Transport Links

Suitable For A Variety Of Uses
(Subject To Planning)

Rent: OIEO: £10,000 p.a.



[CLICK HERE FOR LOCATION!](#)



116 MANSE ROAD, NEWMAINS, WISHAW, ML2 9BD

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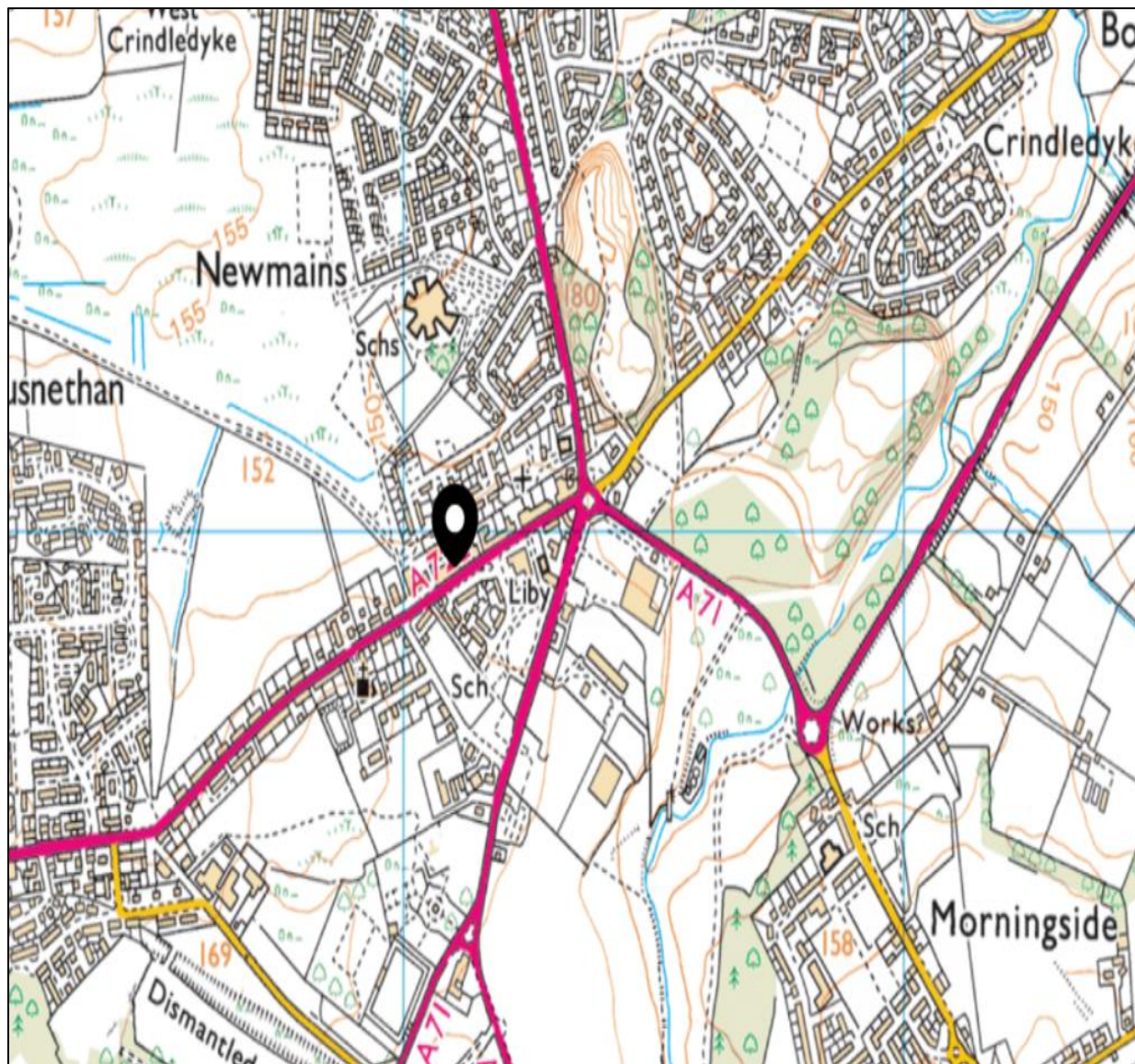
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Location

116 MANSE ROAD, NEWMAINS, ML2 9BD



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 primarily commercial area.

Surrounding occupiers in the immediate locale include Scotmid, Post Office and Bet Fred, as well as a number of local businesses and hot food premises.



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Description

116 MANSE ROAD, NEWMAINS, ML2 9BD



The subjects occupy the first floor of a two storey parade of retail units of brick and blockwork construction.

The subjects are accessed via a double door at ground floor level which leads to an entrance hall and internal staircase, providing access to the first floor level.

Internally the accommodation is primarily open plan in nature with cellular office areas as well as staff welfare facilities. The accommodation may lend itself to alternative uses subject to obtaining necessary planning consents.

The premises benefit from a high degree of natural daylight from the window units fronting Manse Road and further windows to the rear of the property.

	SQM	SQFT
Accommodation	405.98	4,370
TOTAL	405.98	4,370

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



RENTAL

Our client is seeking offers in excess of £10,000 p.a.

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 tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £13,500. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

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

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.

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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