

# TO LET

First Floor Office/  
Showroom/ Restaurant And  
Nursery Opportunity

GIA: 435.51 SQM (4,882 SQFT)

Secure Car Parking To The Rear

Prominent Location

May Suit Alternative Uses, Subject  
To Planning

Prime Main Street Position

Rental: OIEO £10,000 P.A.



[CLICK HERE FOR LOCATION!](#)



**77 MAIN STREET, WISHAW, ML2 7AB**

CONTACT:

Calvin Molinari BSc (Hons) MRICS  
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk  
fraser.mcdonald@shepherd.co.uk

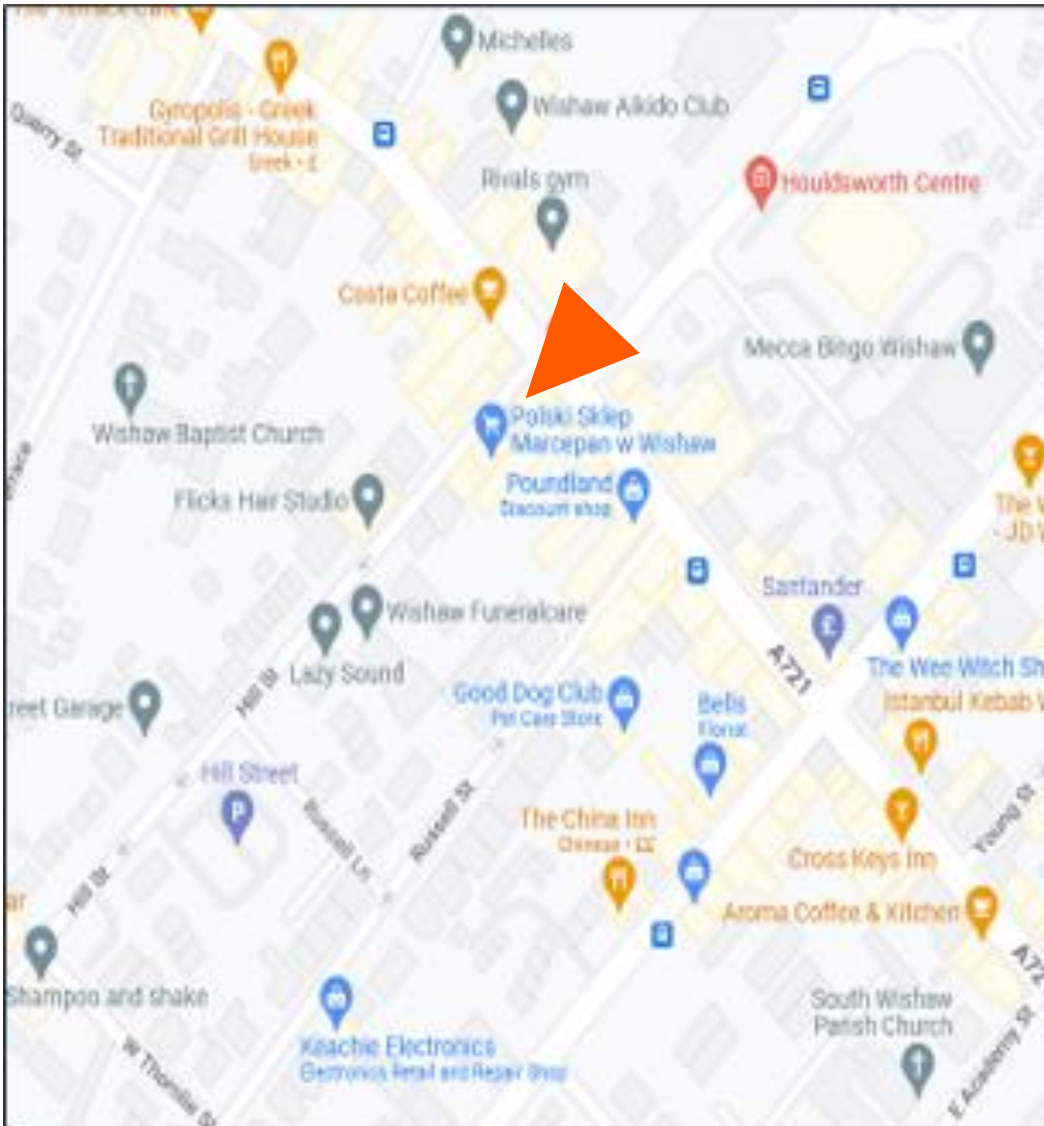
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# Location & Description

77 MAIN STREET, WISHAW, ML2 7AB



## LOCATION

The subjects are located within the town of Wishaw which is located to the south east of Motherwell and forms one of the main towns within the North Lanarkshire area, which includes Hamilton, Motherwell and Larkhall. North Lanarkshire has a population of around 325,000 with Wishaw itself having a population of approximately 32,000.

The subjects occupy a prominent position on the south side of Main Street, close to its junction with Hill Street.

Surrounding occupiers include a mix of national operators and independent traders including the following: Lloyds Pharmacy, Poundland, Costa Coffee, M&Co, Iceland and Savers.

## DESCRIPTION

The property comprises the first floor of a two storey building of concrete framed construction. The subjects benefit from a prominent position upon Wishaw's Main Street where a number of national retailer are located.

The subjects are entered from Main Street by means of an aluminium framed entrance door which then leads to an internal staircase, leading to the first floor level where the accommodation is located.

Internally the subjects form a large open plan floor plate with staff welfare facilities to the rear and private office and WC facilities located adjacent to the internal staircase. A goods lift is also located within the subjects which leads to ground floor level where there is a side external door.



[\*\*CLICK HERE FOR LOCATION\*\*](#)



## RENT/LEASE INFORMATION

We are seeking offer in the region of £10,000 per annum for the benefit of a lease on standard commercial terms for a negotiable period incorporating regular upwards only rent reviews.

## 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.

## 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.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £25,250. 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

The subjects are not elected for VAT.

## Get in Touch

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



**Calvin Molinari**

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)  
M: 07920 824408



**Adam Honeyman**

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
M: 07720 466035

**Shepherd Chartered Surveyors**

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



## 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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