

TO LET

SELF-CONTAINED OFFICE SUITE

NIA: 45.31 SQM (488 SQFT)

RECENTLY REFURBISHED

POPULAR BUSINESS LOCATION

MAY BE ELIGIBLE FOR RATES
RELIEF UNDER THE SMALL
BUSINESS BONUS SCHEME

RENT FROM: £7,500 P.A.



CLICK HERE FOR VIRTUAL TOUR!



GROUND FLOOR, 40 BELHAVEN ROAD, WISHAW, ML2 7NX

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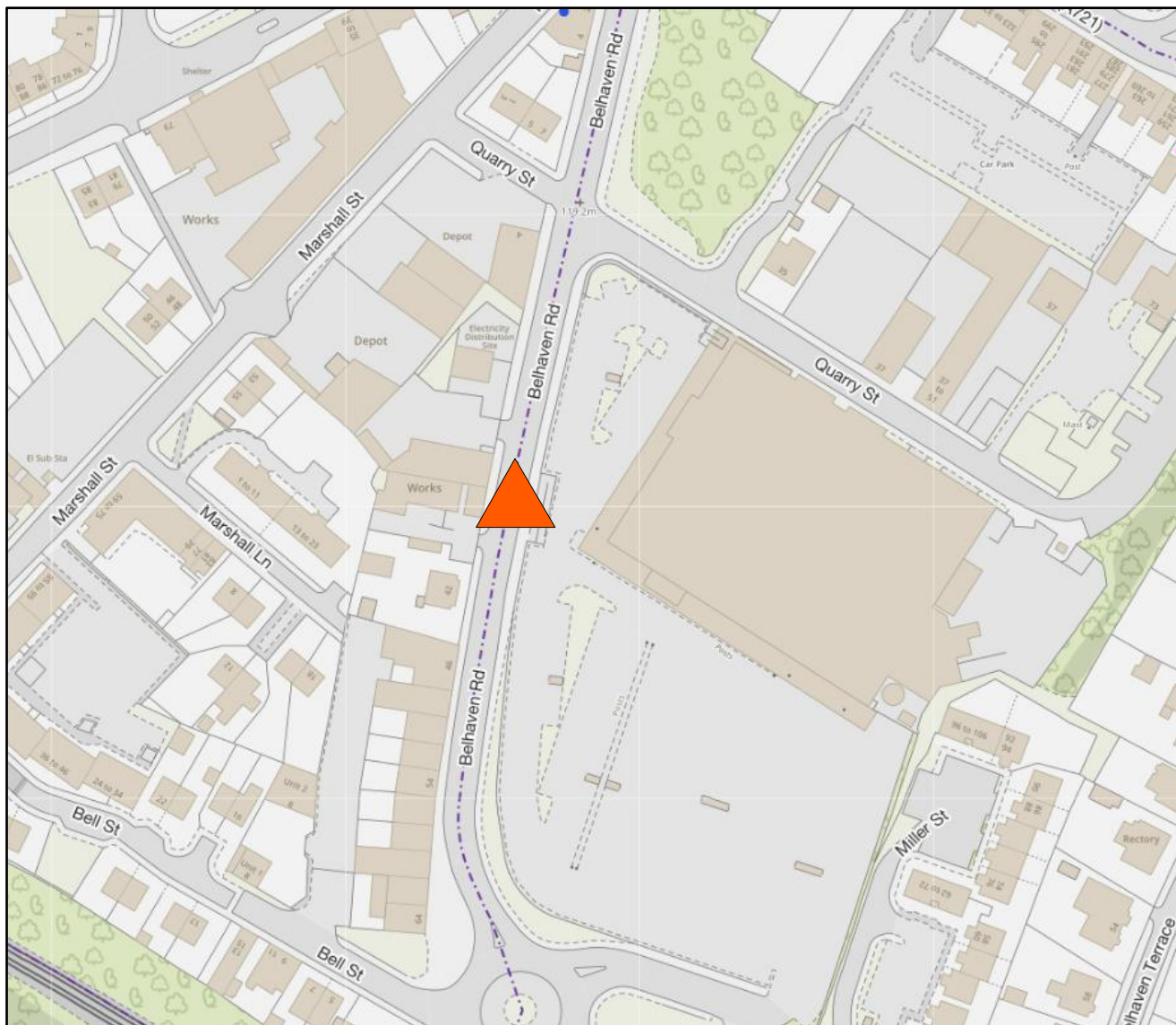


Whyte
&Barrie



Location

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Part of a larger, prominent building on Belhaven Road within an area of predominantly industrial and commercial properties to the south of Wishaw Town Centre.

The local Tesco Extra supermarket is opposite and the neighbouring occupiers are a variety of independent workshops and businesses.

Ready access is available throughout Wishaw via the local road network whilst the nearby A721 offers connections to all of the surrounding major towns including Motherwell and Hamilton and also provides a link to the M74 for Glasgow, the south and the national motorway system (M73, M8 etc.)



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Description

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The subjects comprises a recently refurbished self-contained office suite which benefits from dedicated pedestrian access via Belhaven Road.

Internally, the subjects consist of three cellular offices which have been split using stud partitions. The offices benefits from carpet floor coverings and spotlighting throughout. W/C facilities can also be found within the building.



ACCOMMODATION

	SQM	SQFT
Accommodation	45.31	488
TOTAL	45.31	488

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).



RENT

Rent from £7,500 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 £1,750. 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 incoming 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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