

TO LET

Standalone Office Premises

NIA: 72.33 SQM (779 SQFT)

Ground Floor Office Premises

May Be Eligible For 100% Rates Relief

Located Within Close Proximity To Wishaw Town Centre

Suitable For A Variety Of Uses (Subject To Planning)

Dedicated Parking Provisions For Up To 5 Cars

Rent: OIEO: £10,000 Per Annum



[CLICK HERE FOR VIRTUAL TOUR!](#)



Boundary Lines Are For Indicative Purposes Only

3A KING STREET, WISHAW, ML2 6BS

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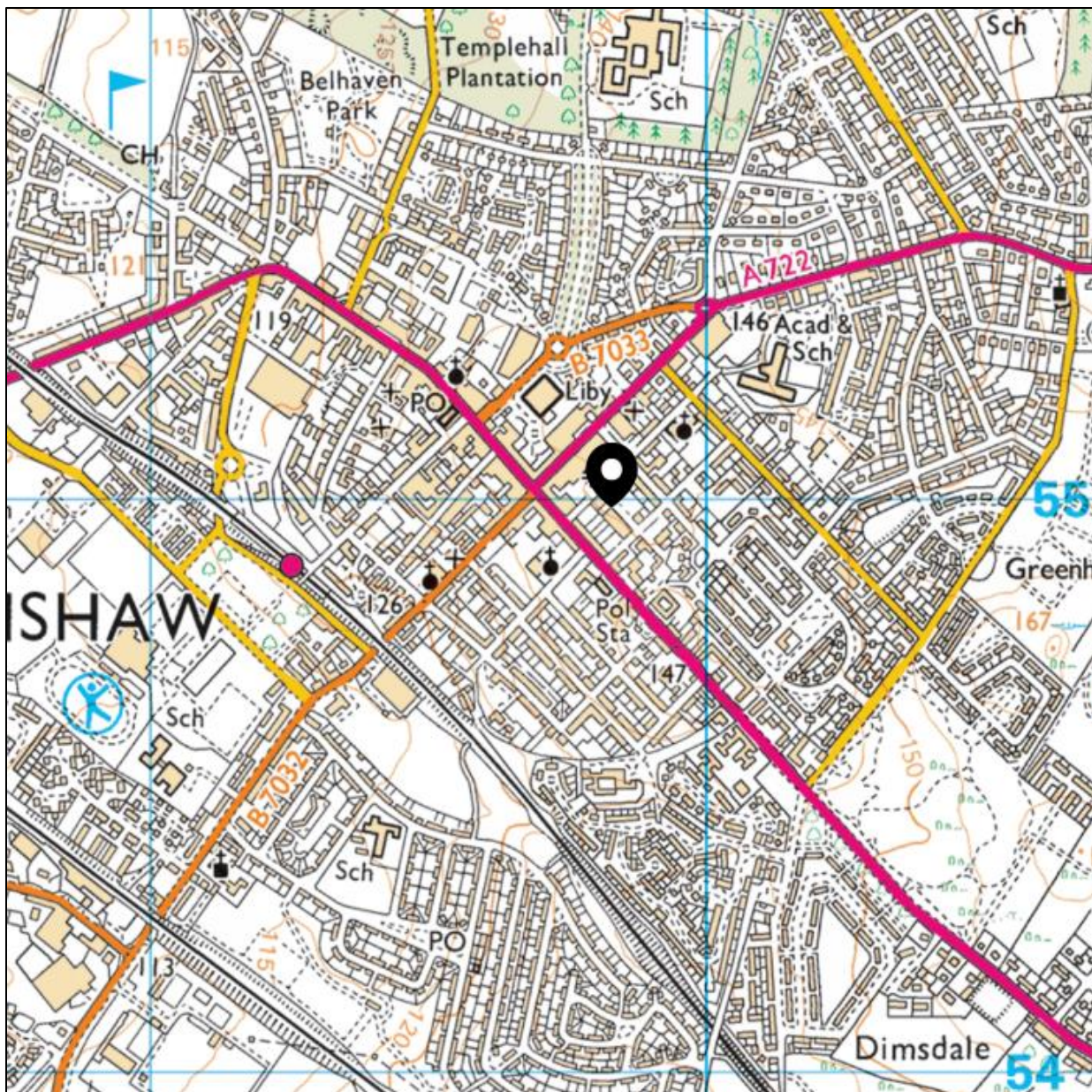


Whyte
&Barrie



Location

3A KING STREET, WISHAW, ML2 8BS



The subjects are situated within Wishaw, approximately 16 miles south-east of Glasgow City Centre and held within North Lanarkshire's council district.

Wishaw benefits from excellent transport links with the A71 linking the subjects to Scotland's wider motorway network, providing access to Edinburgh and Glasgow City Centre. Wishaw Train Station, located approximately 0.5 miles from the subject property, provides direct services to Glasgow Central Station and Edinburgh Waverley Train Station.

More specifically, the subjects occupy a prominent position on the corner of King Street, just off Stewarton Street. The area also benefits from strong local investment, with 15 new affordable flats to be built nearby, on the site of the Wishaw Methodist Church. The surrounding area benefits from a blend of residential dwellings and commercial operators including JD Wetherspoons, Morrison's and Lidl.

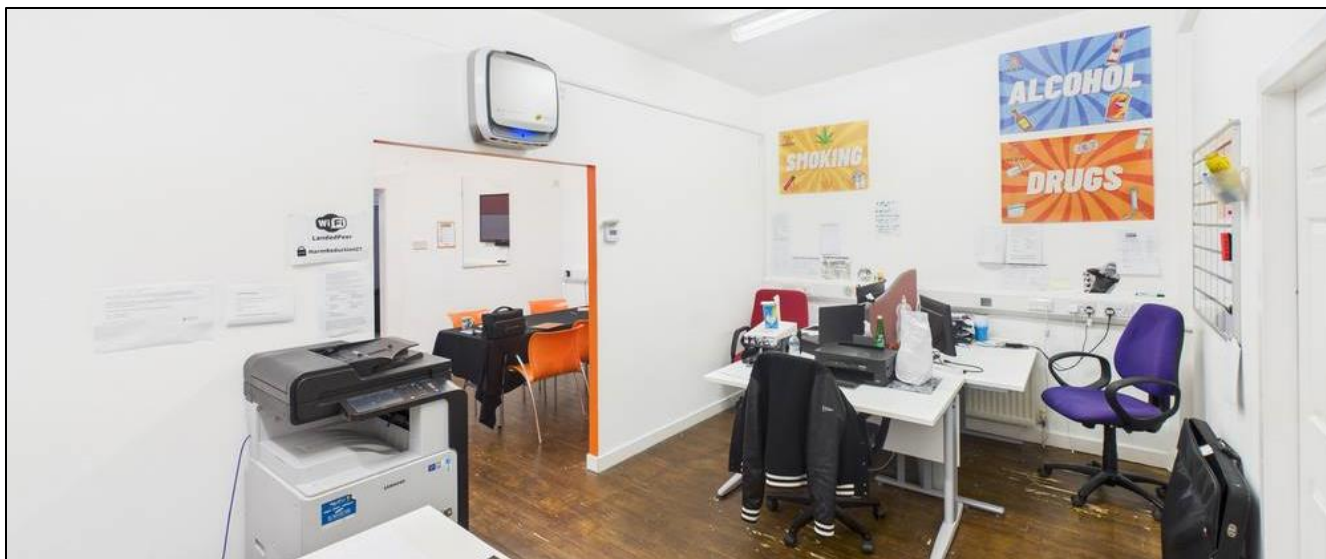


[CLICK HERE FOR LOCATION](#)



Description

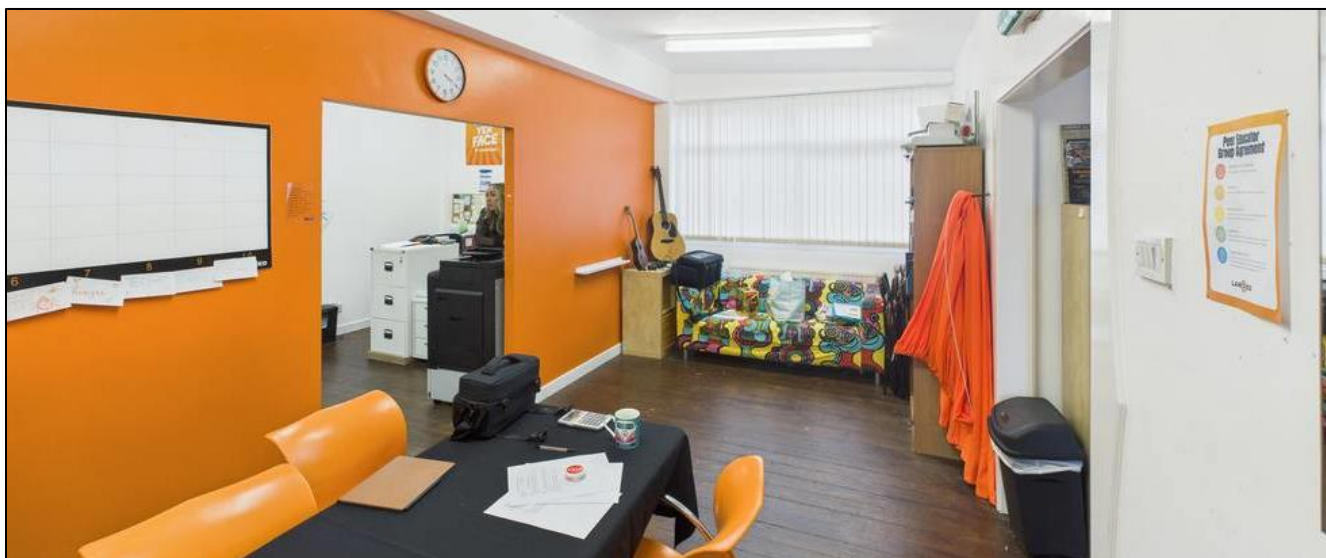
3A KING STREET, WISHAW, ML2 8BS



The subjects comprise of a standalone, ground floor office benefitting from direct pedestrian access via King Street. The property benefits from a DDA compliant ramp, suitable for staff and customers.

Internally, the subjects comprise of a modern office fitted out to a high standard featuring wooden vinyl floor coverings, painted walls and stripped LED lighting throughout. The subjects are further complimented by a cellular office and storage room contained to the rear. The property also benefits from dedicated W/C facilities as well as a kitchen/tea prep area.

The subjects also benefit from 5 dedicated car parking spaces located to the front of the premises.



ACCOMMODATION

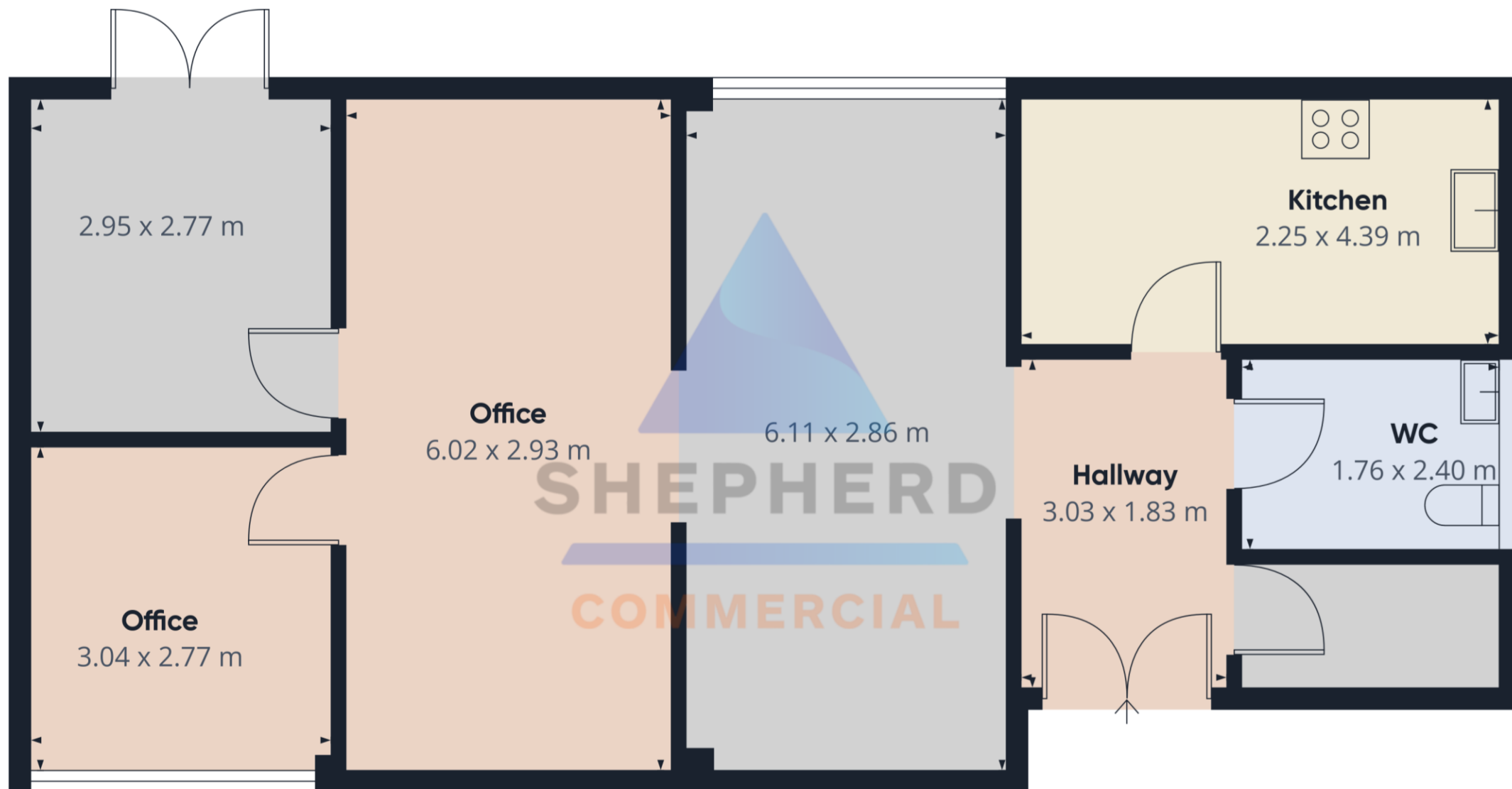
| | SQM | SQFT |
|---------------|--------------|------------|
| Accommodation | 72.33 | 779 |
| TOTAL | 72.33 | 779 |

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).



Floor Plan

3A KING STREET, WISHAW, ML2 8BS



Floorplans are for indicative purposes only



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RENT

Our client is seeking offers in excess of £10,000 per annum on the basis of fully repairing and insuring lease terms.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £5,600. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming tenant 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 tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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.

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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