

FOR SALE

Retail Premises

NIA: 40.7 SQM (438 SQFT)

Modern Retail Premises

Located Within Motherwell Town Centre

Benefits From High Levels Of Passing Footfall

Suitable For A Variety Of Uses (Subject To Planning)

May Be Eligible For 100% Rates Relief Via Small Business Bonus Scheme

Sale Price: OIEO £60,000



[Click here for a virtual tour!](#)



Boundary Lines
Are For Indicative
Purposes Only

330 BRANDON STREET, MOTHERWELL, ML1 1XA

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Location

330 BRANDON STREET, MOTHERWELL, ML1 1XA



Motherwell is located approximately 13 miles east of Glasgow City Centre and held within North Lanarkshire's council district.

Motherwell benefits from strong transport links with the M74 motorway located nearby, offering connectivity to Glasgow City Centre and Scotland's wider motorway network. Motherwell Train Station is located approximately 0.5 miles from the subject property providing frequent services to Glasgow Central Station as well as London Euston.

Motherwell shopping centre is located within close proximity to the subject property which acts as Motherwell's premier shopping destination. The shopping centre is home to occupiers such as KFC, JD Sports, PureGym and Primark.

More specifically, the subjects occupy a prominent pitch on Brandon Street, which acts as one of the main vehicular thoroughfares within Motherwell. The surrounding area benefits from a blend of residential and commercial operators including Tony Macaroni, Boots and Asda Superstore.

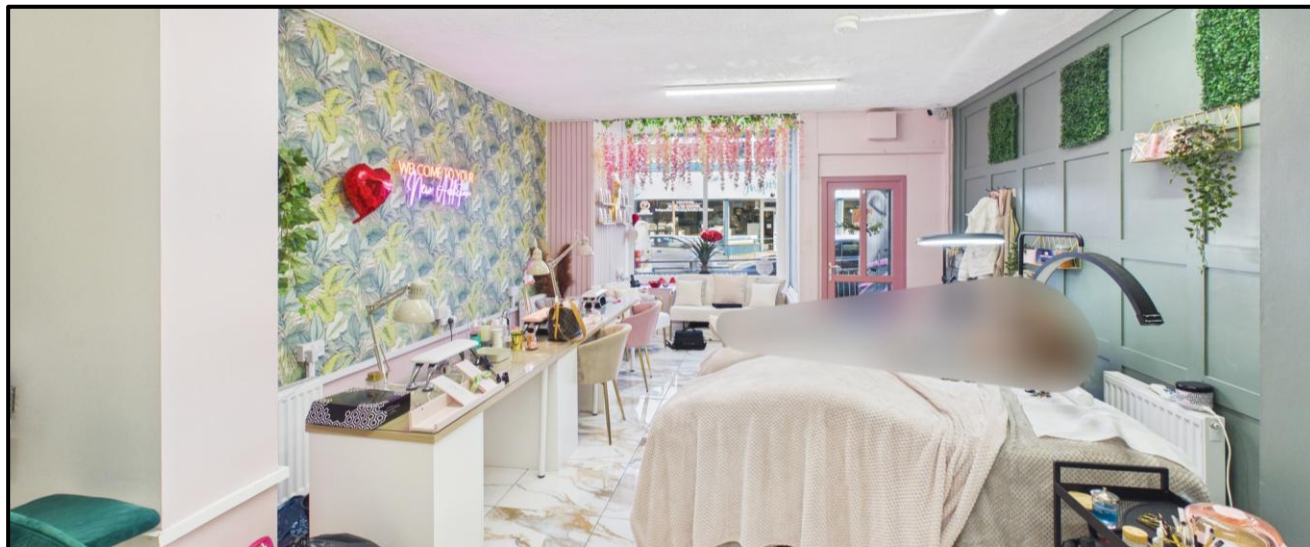


[CLICK HERE FOR LOCATION](#)



Description

330 BRANDON STREET, MOTHERWELL, ML1 1XA



The subjects comprise of a mid-terraced, ground floor retail unit, forming part of a larger 3 storey tenement building with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Brandon Street as well as prominent large glazed frontage.

Internally, the subjects benefit from the high-quality fit-out of the current occupier. The premises consists of an open plan sales area to the front, benefitting from tiled flooring, a mixture of painted and papered walls and plastered ceilings with LED strip lighting throughout. Futhermore, a kitchen/prep area and W/C provisions are located to the rear.

ACCOMMODATION

	SQM	SQFT
Accommodation	40.7	438
TOTAL	40.7	438

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



Floor Plan

330 BRANDON STREET, MOTHERWELL, ML1 1XA



Floor plans are for indicative purposes only



SALE PRICE

Our client is seeking offers in excess of £60,000 for their heritable interest in the subjects.

PLANNING

We understand that the property benefits from Class 1A Planning Consent. 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.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £6,600. The Rate Pounding for 2026/27 is 48.1p to the pound. As such, the subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

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

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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