FOR SALE

Town Centre Retail Premises

NIA: 107.01 SQM (1,152 SQFT)

High Levels Of Passing Footfall and Traffic

Extensive Glazed Frontage

Suitable For A Variety Of Uses (Subject To Planning)

In The Heart Of Motherwell Town Centre

Sale Price: Offers In Excess Of £150,000

Click here for A VIRTUAL TOUR!

7/9 MERRY STREET, MOTHERWELL, ML1 1JJ

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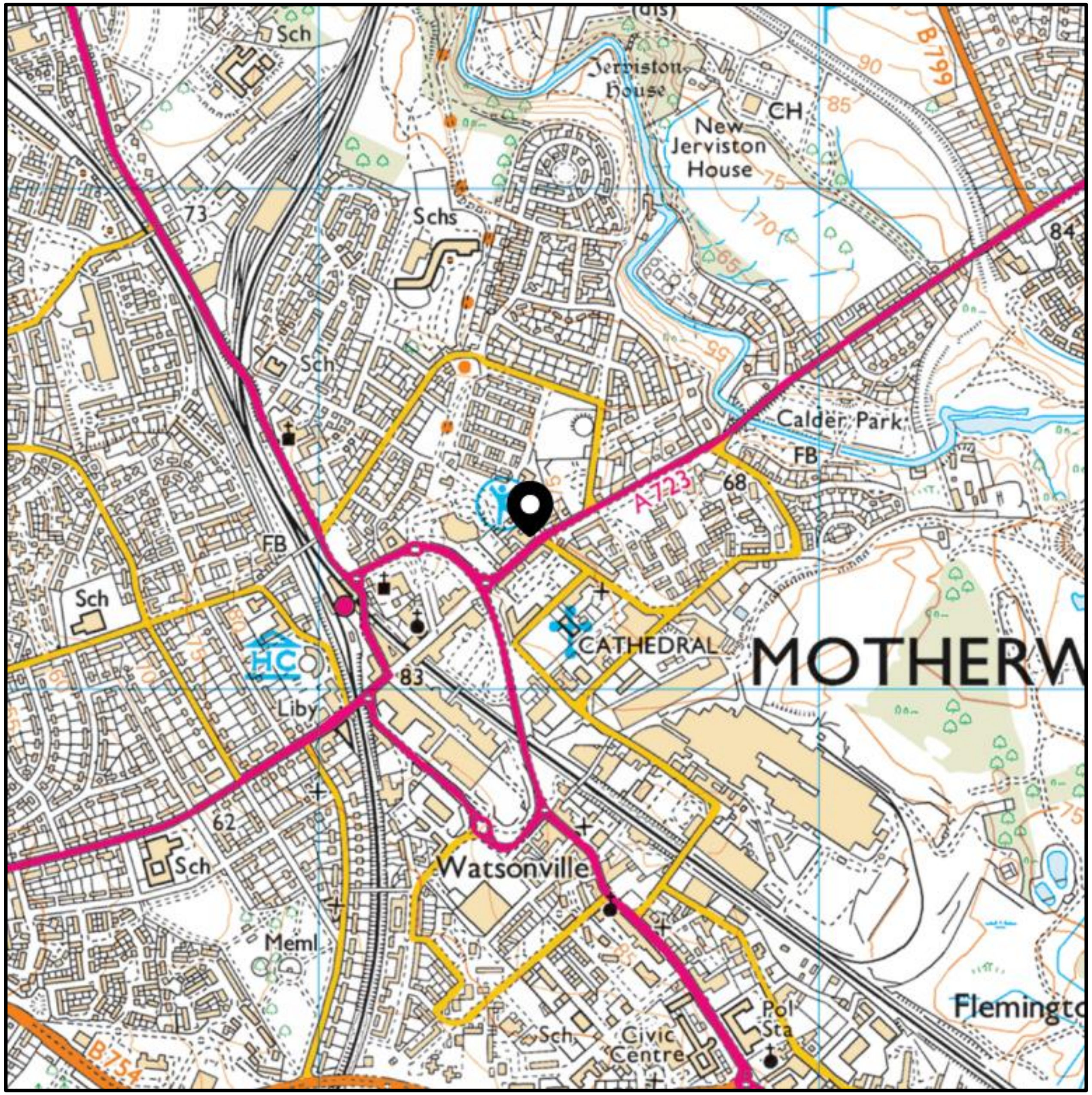
Location



Motherwell is located approximately 15 miles east of Glasgow and held within the North Lanarkshire council district.

Motherwell benefits from strong transport links with Junction 6 of the M74 within close proximity, offering connectivity to Glasgow City Centre, the north of England and Scotland's wider motorway network. Motherwell Train Station is located directly behind the subject property providing frequent services to Glasgow Central Station, London Euston and Manchester Airport.

Motherwell Shopping Centre lies directly opposite the subjects, acting as a leisure and retail hub within Motherwell, attracting over 6 million visitors to the area annually.

More specifically, the subjects occupy a prominent pitch on Merry Street, which acts as one of the primary retail and leisure throughfares within Motherwell. The surrounding area benefits from a blend of residential and strong commercial operators including JD Wetherspoons, McDonalds, Boots and B&M Superstore.

CLICK HERE FOR LOCATION

Description

The subjects comprise of a mid-terraced, ground floor retail unit, comprising part of a larger three-storey tenement building with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access incorporated within an extensive glazed frontage onto Merry Street.

Internally, the subjects are currently presented in a shell condition, ready for a prospective purchaser's fit-out. The property also benefits from W/C facilities to the rear.

ACCOMMODATION

	SQM	SQFT
Accommodation	**107.01**	**1,152**
TOTAL	**107.01**	**1,152**

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

Floor Plans Are For
Indicative Purposes Only

SALE PRICE

Our client is seeking offers in excess of £150,000 for their heritable interest in the subjects.

PLANNING

We understand the property currently benefits from Class 1A Planning Permission. The property may suit alternative use 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 £12,400. The Rate Poundage for 2026/27 is 48.1p to the pound. As such, any occupiers may qualify for partial Rates Relief via 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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