

**TO LET**

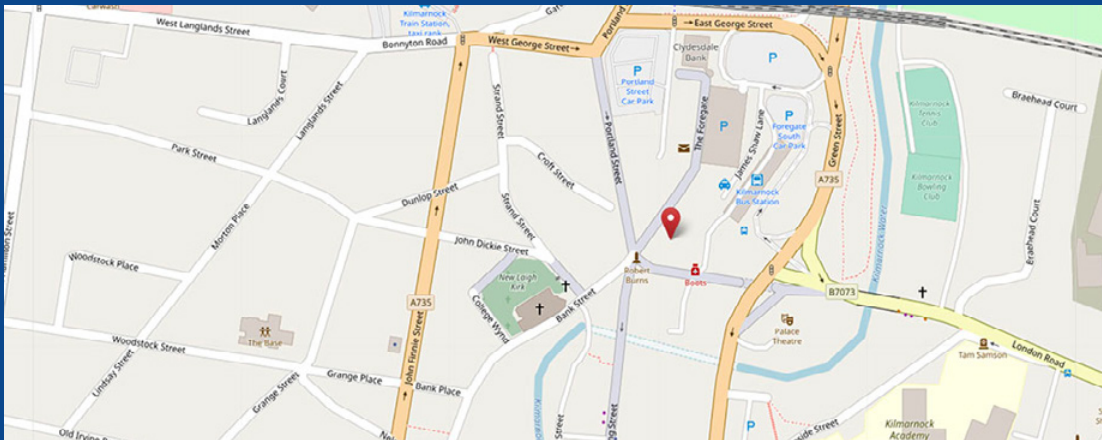


8 Main Street | Wishaw | ML2 7AF

**Commercial Unit**

**RANNOCH**  
property  
>We Value You<

**Griffin**  
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PROPERTY CONSULTANTS



**Location**

Wishaw is medium sized town located within the North Lanarkshire local authority region approximately 15 miles south-east of Glasgow with a residential population of approximately 30,000 people.

The subjects are located in the heart of Wishaw town centre on the south side of Main Street and benefits from high volumes of passing trade where surrounding occupiers include Ramsdens, Bank Of Scotland, Lloyds Pharmacy.

**Description**

The subjects comprise a single storey with glass shop front, fitted out typically for an office use with front counter and ancillary offices, to the back shop and first floor level. The property also includes 1st floor male and female toilets with 1st floor kitchen and breakout.

**Accommodation**

We have undertaken a measurement survey in accordance with the Code of Measuring Practise 6th edition and calculate the following;

Front Shop	1,092 sq ft	(101.45m2)
Offices/		
1st floor Kitchen and Store	966sqft	(89.74m2)

**Rating**

We have been verbally advised by the Local Assessor's Department that the subjects are entered in the current valuation roll at a Rateable Value of £17,100 per annum. However transitional relief at 25% may be available.

**Lease Terms**

The subjects are available by way of a new full repairing and insuring lease at a rent of £20,000 per annum exclusive.

**EPC**

Available to inspect upon request



Strictly by prior arrangement with the letting agents.  
 Call Greg Dykes  
 07447 983400 or  
 email:  
[greg@rannochnoachproperty.co.uk](mailto:greg@rannochnoachproperty.co.uk)



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