



**TO LET / FOR SALE**  
**RETAIL / OFFICE PREMISES**  
**694 SQ FT**

210 MAIN STREET, WISHAW, ML2 7NE

**LOCATION:**

Wishaw is situated within the North Lanarkshire Local Authority Region with a population of approximately 31,000 persons and is situated next to Motherwell, approximately 20 miles east of Glasgow city centre.

The subject property commands a prominent position on the north side of Main Street opposite its junction with Belhaven Terrace.

Regular bus services operate on Main Street whilst Wishaw Railway Station is a 14-minute walk south.

Neighbouring occupiers include Little Angels Childrenswear, Gyropolis Takeaway, Spice of Life, Home Style, Lloyds Pharmacy, Lidl and Orange Bean Café.

**HAMILTON OFFICE:**

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

**CONTACT US**

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

### DESCRIPTION:

Double fronted ground floor retail / office premises forming part of a larger tenement building.

Externally the subjects benefit from a double shopfront with electric shutters.

Internally the accommodation is well fitted to provide reception, main front area, back office, kitchen tea-prep and WC.

### ACCOMMODATION:

NIA 64.47 sq m / 694 sq ft

### ENERGY RATING:

Awaiting EPC

### VAT:

The subject property is elected for VAT, however, it is anticipated that a sale will be treated by way of a TOGC (Transfer of going concern).

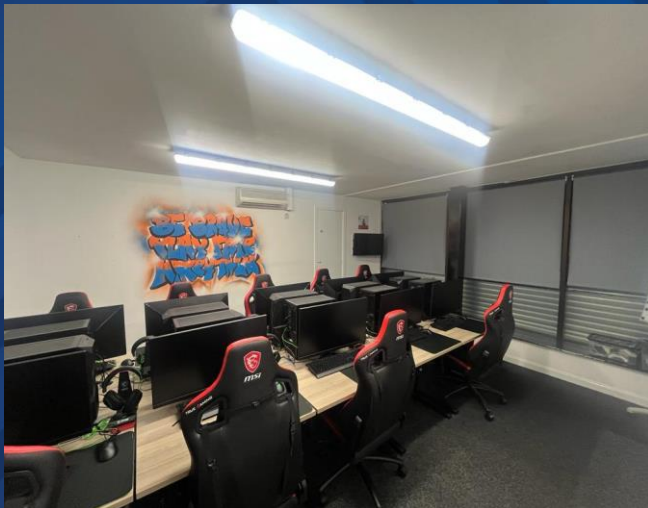
### QUOTING TERMS:

The subjects are available to let on the basis of a new FRI lease at a rent of £7,000 PA or offers over £75,000 to purchase.

The subjects are elected for VAT therefore VAT will be payable on the rent / purchase price.

### VIEWINGS & FURTHER INFORMATION:

STRICTLY by appointment via the joint selling agents.



Agency Department

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REF: R626 Amended April 2024

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