



## HIGHLY PROMINENT SHOWROOM / RETAIL / CLASS 3 PREMISES WITH PARKING

678 GLASGOW ROAD, WISHAW, ML2 7SR

### LOCATION:

Wishaw is a large town situated within the North Lanarkshire region with a population of 28,500 and a catchment population over 220,000.

The subject property is situated on the north side of the A721 Glasgow Road opposite its junction with Excelsior Street.

Glasgow Road is a busy main arterial route with high volumes of passing traffic that connects with Wishaw town centre travelling east and Motherwell town centre travelling west. Caledonian Retail Park is situated a short distance east as well as Wishaw General Hospital.

Regular bus services operate on Glasgow Road whilst Shieldmuir Railway Station is a 5-minute walk south.

Nearby occupiers include Jewsons, Farmfoods, Burger King, KFC, Matalan, The Range, The Food Warehouse, B&M and Greggs.

### HAMILTON OFFICE:

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

### CONTACT US

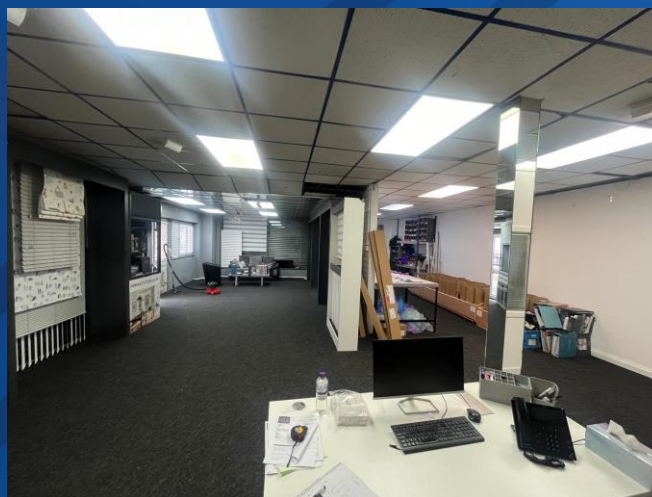
01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Semi-detached ground floor retail premises with extensive frontage onto Glasgow Road.

Externally benefits from 3 large display windows all protected by electric shutters. Internally provides open-plan accommodation to the front complete with office, storage, tea-prep and WC to the rear.

Generous customer and staff parking provided on site.



**ENERGY RATING:** Available on request

**AREA:** NIA 130.52 sq m / 1,404 sq ft

**RATEABLE VALUE:** £7,600

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.



## ASKING TERMS:

Available on the basis of a new FRI lease at a rent of £18,000 per annum.

**VAT:** The subjects are not elected for VAT

**PLANNING:** Class 1A / Class 3

## VIEWING:

STRICTLY by appointment via the joint letting agents.

Agency Department

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