

FOR SALE

DALKIN + CO

9 STEWARTON STREET WISHAW

RETAIL INVESTMENT

Let to National Multiple on new 15 year lease



Location

Wishaw lies 3 miles to the south east of Motherwell and 15 miles south east of Glasgow. The town has a population of 28,565 and a number of national retailers are represented in the town including SUPERDRUG; ICELAND; GREGGS; PEACOCKS; BIRTHDAYS; LLOYDS PHARMACY; DOLLAND & AITCHISON plus all the main banks.

The subjects occupy a prominent position on the north side of Stewarton Street, which forms a continuation of Main Street, the main commercial location serving the town.

Description

The subjects comprise a large shop (former FADS) unit contained within a single storey retail parade.

Accommodation

The accommodation provided is as follows:-

FRONTAGE	DEPTH
24' 9 (7.5m approx)	82' 3 (25.1m approx)
Total Net Floor Area	1,991 sq ft (189 sq m approx)

Rateable Value

£21,500.

Rent

The initial rent is £30,000 per annum which rises to £32,500 per annum in year 4 of the lease.

Lease

The subjects are held on a new 15 x 5 FRI lease which commenced on 23 November 2009 and is subject to a tenant only, break at the end of year 10.

Service Charge and Insurance

The ingoing tenant will be responsible for both service charge and insurance. Details will be forwarded upon request.

Tenant

LADBROKES BETTING & GAMING LTD

It should be noted that Ladbrokes previously traded from the former Bank of Scotland some 20 yards away and only moved so they could occupy larger premises.

PRICE

£445,000

VAT

All rents and prices etc quoted are exclusive of VAT. However, the property is not VAT elected so there will be no VAT awarded on the purchase price.

Viewing & Further Information

Call the sole Agents:

Colin Dalkin

Dalkin + Co

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G2

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Location Map

	AMUSEMENTS	MAIN STREET	W & CO	
	POUNDLAND		ICELAND	
	WH SMITH		FIRST CHOICE	
	SUPERDRUG		SPECSAVERS	
	CASH GENERATOR		INSIGHT OPTICIANS	
	BRIGHTHOUSE		CANCER RESEARCH UK	
	HBOS		THOMAS COOK	
	LLOYDS PHARMACY		BEER BARREL	
	BARCLAY'S BANK		FRUIT & VEG	
	DOLLAND & AITCHISON		VACANT	
	STEAD & SIMPSON		SANTANDER BANK	
	CECIL PUBLIC HOUSE		THE CORNER PUBLIC HOUSE	
CALEDONIAN ROAD		KIRK ROAD		
SHERLOCKS PUBLIC HOUSE	EMPIRE ESTATE AGENTS	STEWARTON STREET	FORMER LADBROKES	LLOYDS PHARMACY
	LLOYDS TSB		THOMSON TRAVEL	
	TO BE TOTE		CHICKEN HUT	
	CROSS KEYS PUBLIC HOUSE		LADBROKES	
			WILLIAM HILL	
			BLOCKBUSTER	
			MARKET BAR	