

TO LET

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David Allison & Company  
Chartered Surveyors



PROMINENTLY SITUATED SHOP UNIT

175 MAIN STREET, BELLSHILL, ML4 1AH

- Ground floor retail unit
- Prominently situated in Bellshill town centre
- Bright & modern internal fit out
- To Let – offers in excess of **£12,000** per annum sought

David Allison & Company Chartered Surveyors

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www.dallisonandco.co.uk

## LOCATION

The subjects occupy a prominent location on the north side of Main Street a short distance from its busy junction with North Road and Hamilton Road in the heart of Bellshill's commercial centre.

Bellshill is an expanding town in North Lanarkshire some 10 miles south east of Glasgow with the towns of Hamilton and Motherwell situated nearby.

Adjacent traders include Coopers Quality Butchers, Lloyds Chemist, Ladbroke's, Your Move and Cancer Research. A Tesco Extra is situated to the rear of the subjects with a large customer car park.

## GENERAL DESCRIPTION/ ACCOMMODATION

The shop is situated on the ground floor of a two storey and attic sandstone tenement building with other shop units at ground floor level, and flatted residential accommodation on the upper floors.

The shop is divided into a bright front retail area with two rear offices, a back shop with sink unit and toilet off with WC and wash-hand basin.

## FLOOR AREA

We calculate the Net Internal Floor Area as defined in the RICS Code of Measuring Practice 6th Edition) extends to approximately 72.7 sq m (782 sq ft).

## RATING ASSESSMENT

The subjects are currently shown in Valuation Roll with a Rateable Value of £10,800.

At this level of value an incoming tenant may benefit from 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

## RENTAL/LEASE TERMS

Offers in excess of £12,000 per annum are sought for a new lease on a full repairing and insuring basis for a term to be agreed.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

## EPC

The properties have been assessed for energy performance and currently have a 'F' rating

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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Date of Publication: May 2018

Regulated by RICS



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