

**SUTHERLAND
BROWN**

Chartered Surveyors

ATTRACTIVE TERMS
(SUBJECT TO STATUS)

TO LET

ATTRACTIVE SHOP UNIT

**6 BRANDON PARADE SOUTH,
MOTHERWELL** (NO SERVICE CHARGE)



LOCATION

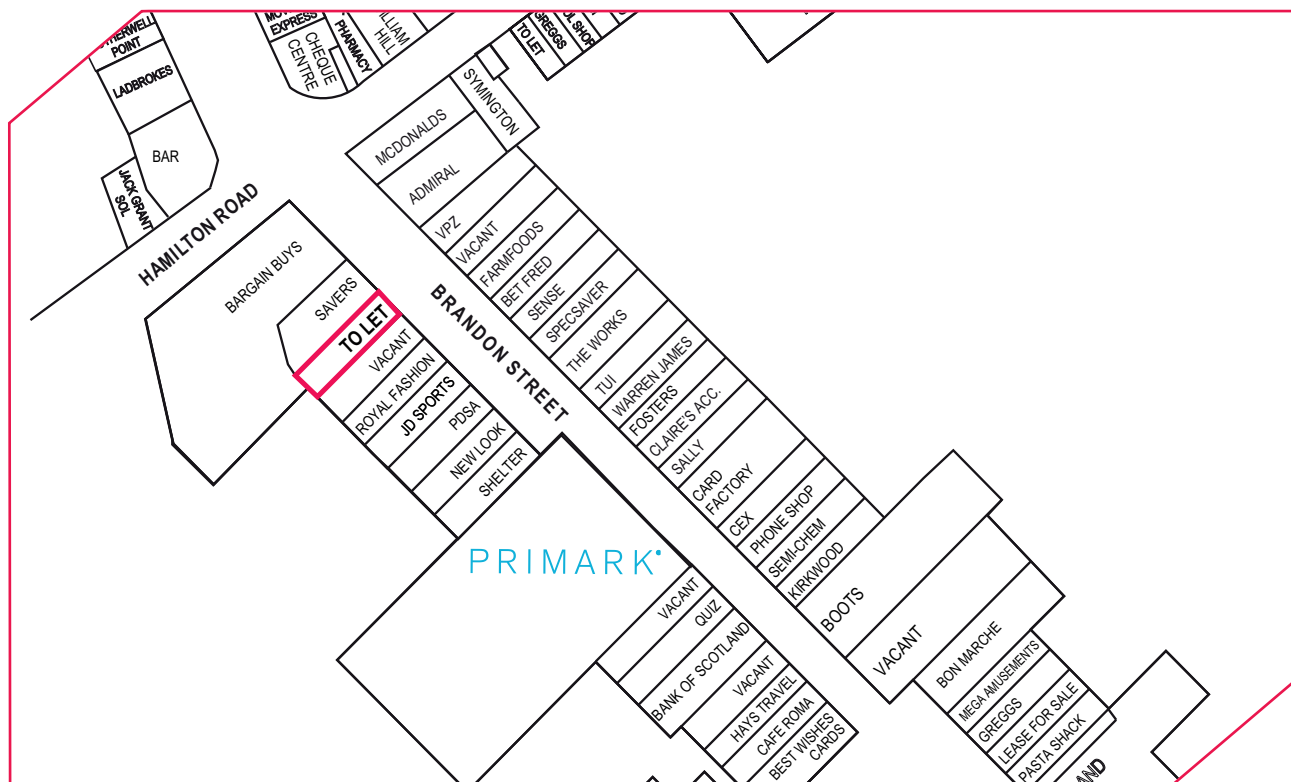
Motherwell is an established town located in the heart of North Lanarkshire approximately 13 miles south-east of Glasgow and 37 miles west of Edinburgh. The town has a resident population of circa 30,000 persons and draws on a wider catchment from the district of circa 140,000 persons.

The subjects themselves are situated in an excellent trading location. Nearby traders include **JD Sports**, **Shoe Zone**, **Savers** etc.

DESCRIPTION

The subjects comprise an attractive ground floor unit with the undernoted dimensions and accommodation.

PROPERTY PARTICULARS



ACCOMMODATION

The property has the following approximate floor area: -

Gross frontage	20'10"	6.36m
Ground Floor	2,044 sq.ft.	189.96m ²

LEASE TERMS

Flexible lease terms.

RENTAL

£26,500 per annum.

RATEABLE VALUE

We understand the property is entered in the local valuation roll as follows:-

Rateable Value at April 2023	£26,500
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EPC

The EPC rating of this property is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

VAT

All prices, rents, premiums, etc., are quoted exclusive of VAT.

DATE OF ENTRY

By arrangement.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Sutherland Brown
205 St. Vincent Street, Glasgow, G2 5QD
Tel: 0141 221 8242 E-mail: graeme@suthbrown.co.uk