

TO LET

Prime High Street Unit Totalling 11,508 sq.ft

88/92 MAIN STREET, WISHAW ML2 7LU



Prime Town
Centre Location

On Street Car
Parking

Sub-Division Options
Available

Adjacent to a Number of
National and Local Traders

On the Instructions of

LCP

07971 480 827
www.lcpproperties.co.uk

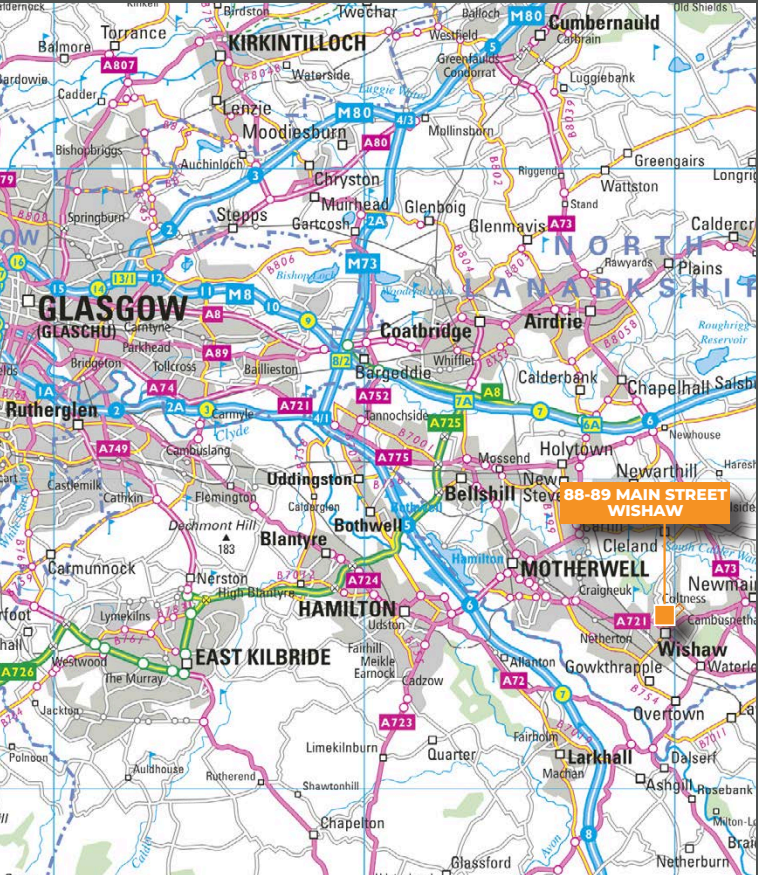
HSA RETAIL

0141 548 8060

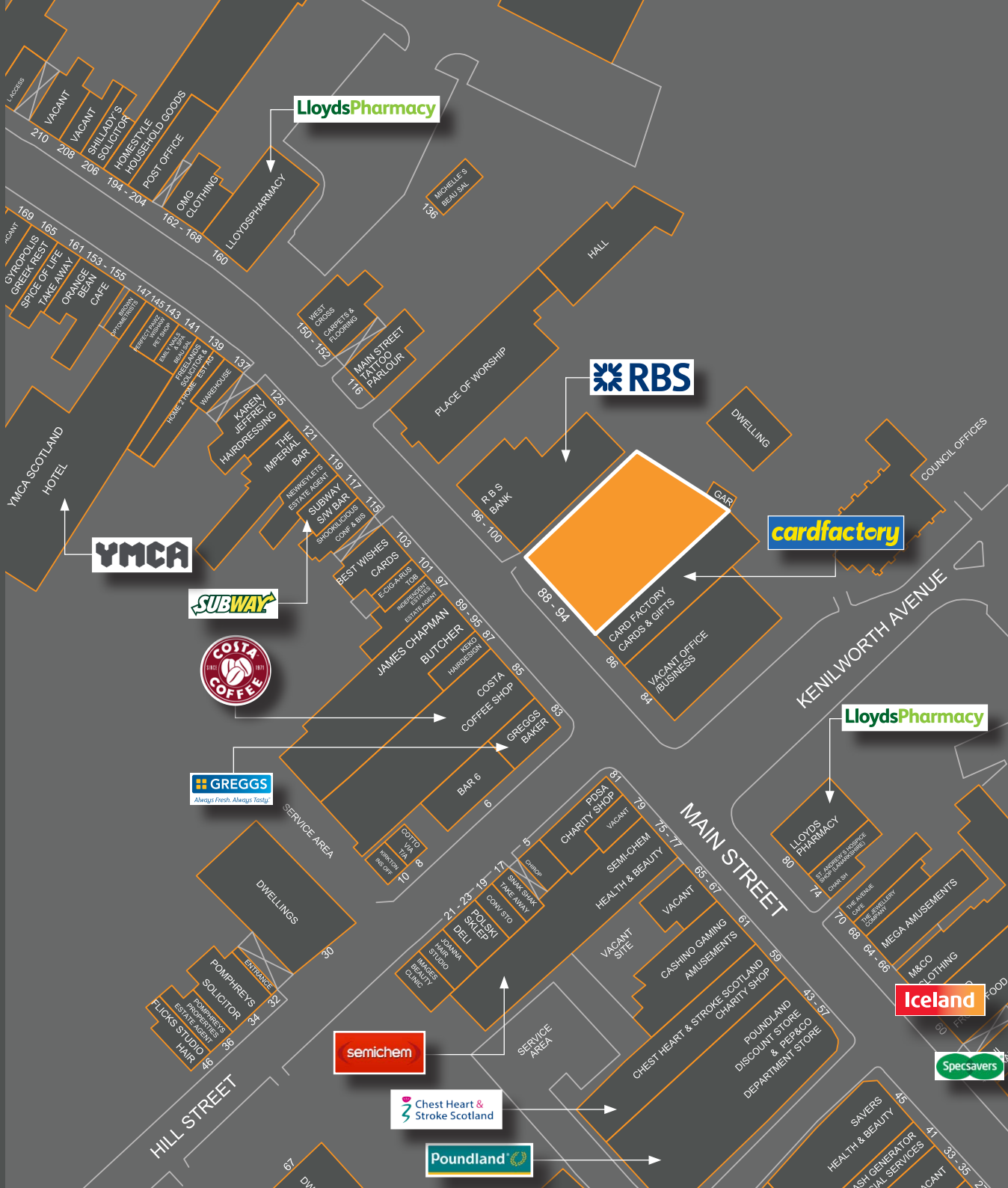
LOCATION

Wishaw is located 16 miles to the South of Glasgow and is readily accessible to most major rail and motorway networks. It is within 2 miles of the M74 which in turn leads to the M73 and M8 providing access to the West of Scotland and beyond.

Wishaw forms one of the main towns in North Lanarkshire including Motherwell, Hamilton and Larkhall. North Lanarkshire has a population of c. 330,00 and Wishaw itself a resident population of c. 30,000. The unit itself occupies a prime pitch on the North side of Main Street in proximity to a number of national and local retailers. These included the Royal Bank of Scotland, Card Factory, Greggs and Costa Coffee.



LOCATION PLAN

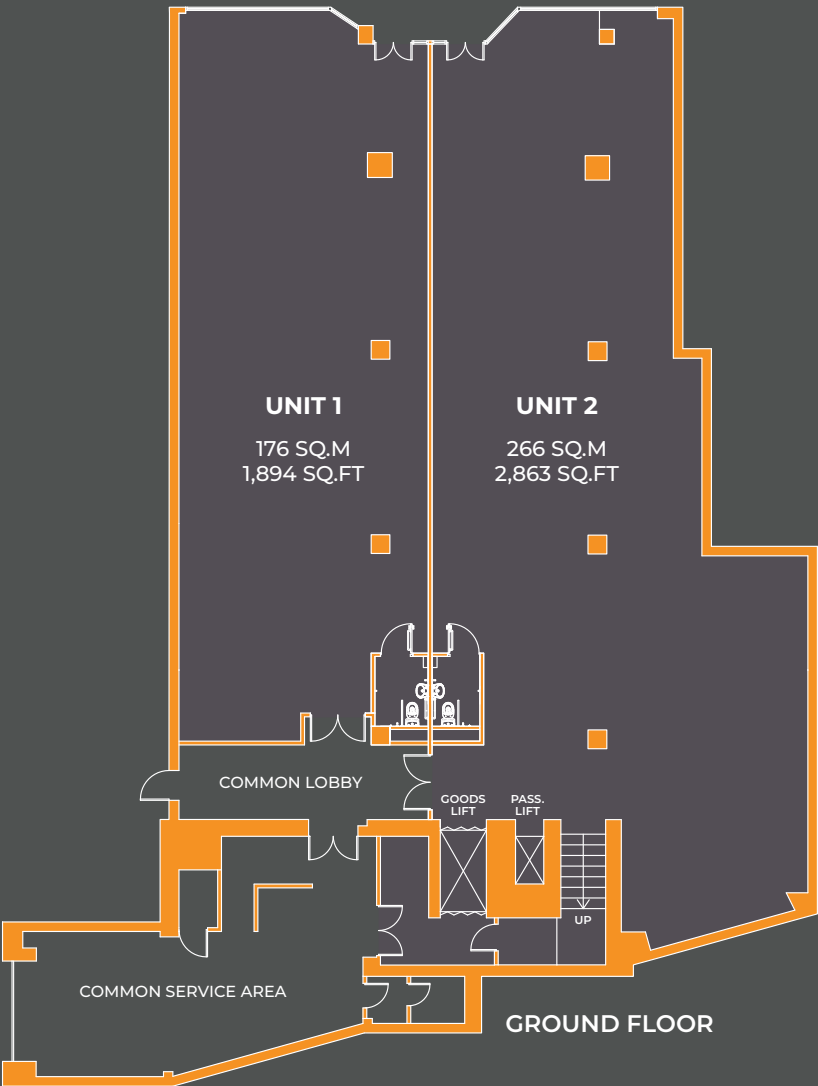


DESCRIPTION

The unit forms the ground and first floor of a larger building with offices above. The unit benefits from a large prominent fully glazed aluminium framed frontage.

SUB-DIVISION OPTIONS

The unit can potentially be sub-divided as per the plans below. Further information can be provided on request.



AVAILABILITY

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following approximate areas:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	5,739	533.15
First Floor	5,769	535.94
TOTAL	11,508	1,069





DISCLAIMER:

HSA Retail for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Date of publication: December 2020

EPC

A full EPC report can be provided upon request.

LEASE TERMS

The accommodation is available on new full repairing and insuring lease terms for a period to be agreed.

CONTACT



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