

TO LET



143 MERRY STREET MOTHERWELL, ML1 1JP

Tenement shop unit positioned in well established commercial location.
Property extends to 46m² (496 sq.ft.) or thereby.

LET AGREED .

Rental offers in excess of £ per annum (exclusive of VAT) are invited.

LOCATION

Enjoying a prominent retail position on Merry Street, on route to Motherwell town centre. Adjoining and neighbouring occupiers include Motherwell mobility centre, hup lee Chinese restaurant, equi's ice cream, bubbles babywear, hot food takeaways, hair-dresser, homelink estate agents. On street parking is available on Merry Street itself in addition there is also a car park and service area to the rear.

DESCRIPTION

Well presented ground floor tenement shop positioned in well established commercial location. Comprises large shop front, modern white painted walls with chrome spot lights, there is a large oak veneer reception desk to the front of the building with built in storage. Electric roller shutters for security, leading from the main shop there is an additional room which has purpose built storage, two kitchen units/worktop area to accommodate kitchen facilities. There is a further door which allows access to the toilet and rear shop access for deliveries, this door also has a roller shutter for security.

SIZE

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the following approximate net internal area:

46m² (496 sq ft)

RENTAL

**** LET AGREED ****

Offers in excess of £ per annum (exclusive of VAT) are invited, VAT is charged at the current rate.

Interested parties should contact us for a Property Application Pack. North Lanarkshire Properties does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

SERVICE CHARGE

No Service Charge was charged for the year 2018/2019 but the Landlord reserves the right to service charge in future.

RATES

The Rateable Value of the property is £6,900 with effect from 1 April 2017. The tenant will be responsible for the payment of Non-domestic Rates.

Rateable Value enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476000.

INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

EPC RATING

The Building Energy Performance Rating is D.

STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

INFORMATION AND VIEWING

If you require further information or would like to arrange a viewing please do not hesitate to contact us -

North Lanarkshire Properties
Suite G.3 Dalziel Building,
7 Scott Street,
Motherwell,
ML1 1PN

Telephone: 01236 632800

Email: property@northlan.gov.uk

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These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation, and other details are given without responsibility and any intending

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