

# TO LET



## 38 CIVIC SQUARE, MOTHERWELL, ML1 1TW

Shop unit within Civic Centre complex.  
Property extends to 51m<sup>2</sup> (548 sq.ft.) or thereby.  
New FRI lease available.  
Rent £8,450.00 per annum exclusive of VAT.

## LOCATION

This unit is part of the Civic Centre complex, which also houses the headquarters of North Lanarkshire Council and Motherwell Concert Hall/Theatre. The unit is located on the first floor and is easily accessed from Windmillhill Street. This is an established commercial area within the town of Motherwell, and there are a number of commercial properties in the vicinity with a range of uses.

## DESCRIPTION

Comprising freshly decorated walls using neutral tones throughout. The unit comprises a front retail area with glazed shopfront, leading to a modern fitted kitchen / WC. This property also benefits from secure roller shutters & access to rear of building/loading area.

## SIZE

In accordance with the RICS Property Measurement Professional Statement (1st edition), we calculate the following approximate gross internal area:

51m<sup>2</sup> (548 sq ft)

## RENTAL

£8,450.00 per annum exclusive of VAT, 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 in the year 2019/2020 but the Landlord reserves the right to service charge in future.

## RATES

The Rateable Value of the property is £4,750.00 with effect from 1 April 2017. The tenant will be responsible for the payment of non-domestic rates.

Rateable values 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 F.

## 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

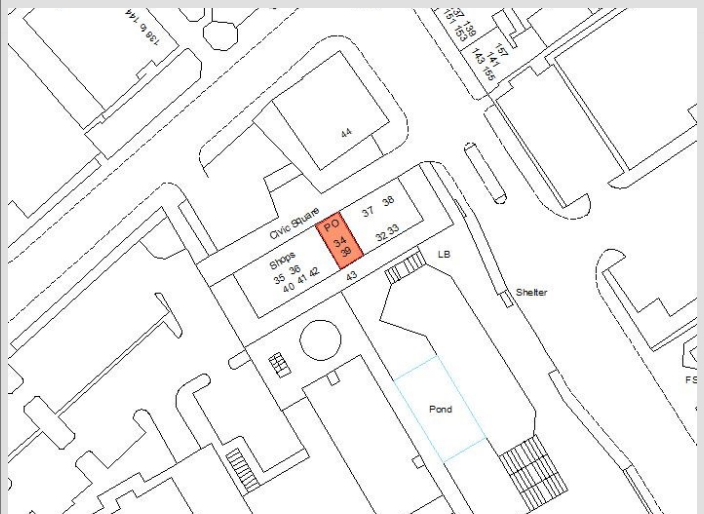
If you require further information or would like to arrange a viewing please do not hesitate to contact us -

**North Lanarkshire Properties**  
**Suite G.3 Dalziel Building,**  
**7 Scott Street,**  
**Motherwell,**  
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Date of Publication: **JANUARY 2021**



### Statutory requirements:

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