

TO LET



166 MERRY STREET MOTHERWELL, ML1 1NA

Mid-Terrace tenement office, positioned in well established commercial location.

Property extends to 32.13m² (446 sq.ft.) or thereby.

New FRI lease available.

Rental ** **LET AGREED** ** £ per annum (exclusive of VAT).

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MOTHERWELL, ML1 1NA

LOCATION

Enjoying a prominent 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

166 Merry Street (Former Estate Agency) –

Located on the ground floor of a two storey tenement building. This well presented property comprises large glazed shop frontage. Spacious modern office accommodation, bright / neutral tones throughout. Leading from the front layout is a modern fitted tea/preparation area, W.C with wash hand basin and access to the rear of the building / residential service area. The office also benefits from secure electric metal shutters & alarm system.

SIZE

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

32.13m² (346 sq ft)

RENTAL

Rental amount— **** LET AGREED **** £ 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 for the year 2019/2020 but the Landlord reserves the right to service charge in future.

RATES

The Rateable Value of the property is £5,000.00 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 476 000.

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 G.

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 -

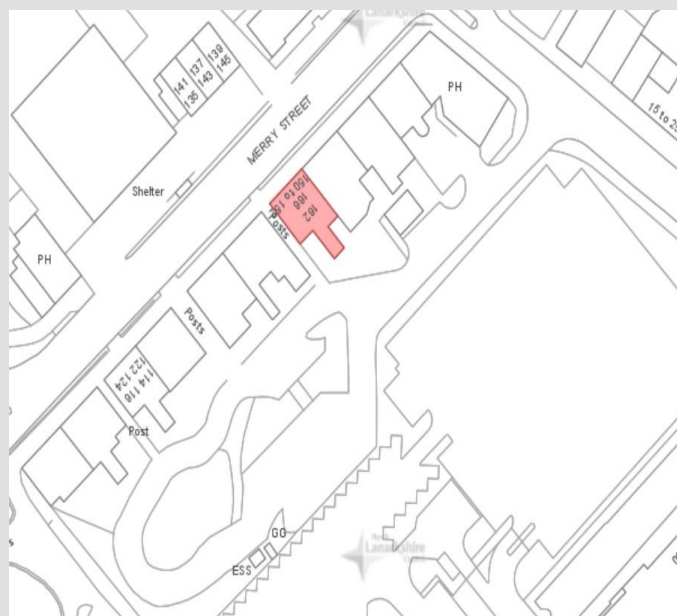
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These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions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

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