

TO LET



52 MAIN STREET SALSBURGH, ML7 4LH

Former Surgery Office contained within Salsburgh Community Centre.
Property extends to 94.16Sq.m / (1,014Sq.ft) or thereby.

New FRI lease available.

Rental offers over - £4,800.00 per annum are invited.

ALL SUBMISSIONS MUST BE MADE VIA THE PUBLIC CONTRACTS SCOTLAND PORTAL.

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The closing date for offers is (**12 NOON - FRIDAY - 15TH / OCTOBER / 2021**)

ALL submissions must be made via the Public Contracts Scotland portal.

LOCATION

The subject property is positioned in a prominent location on Main Street. Salsburgh Community Centre has several facilities, which are available for the general public / community members via Culture NL. The centre provides two large halls and two committee rooms and extensive parking available for. Located in the heart of the town centre providing convenient access to the M8 (Glasgow/Edinburgh), Public transport links are within close proximity.

PLEASE NOTE – THIS ADVERT IS ONLY FOR THE OFFICE ACCOMMODATION ADJOINING THE COMMUNITY CENTRE AND ACCESS VIA THE COMMUNITY CENTRE IS NOT PERMITTED. NORTH LANARKSHIRE COUNCIL WILL CONTINUE TO FACILITATE THE GENERAL PUBLIC WITH THE CENTRE.

DESCRIPTION

52 Main Street, (Former Doctor's Surgery) -

Located on the ground floor of the Community Centre is the previous Salsburgh Doctors Surgery / Office Accommodation. This well presented property comprises large glazed frontage. Spacious office accommodation. 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 / community centre car-park. The office also benefits from secure electric window shutters.

SIZE

In accordance with the RICS Property Measurement (2nd Edition), we calculate the following approximate net internal area at 94.16Sq.m. (1,014Sq.ft or thereby).

RENTAL

Offers over - **£4,800.00** per annum are Invited.

CLOSING DATE

All Parties should contact Property@northlan.gov.uk to log their initial interest. You are then required to register with Public Contracts Scotland -

(Supplier Registration - Public Contracts Scotland)

(This is a free service and can be concluded within 10 minutes of logging on to the site).

The council will upload application details via the Public Contracts Scotland web site (PCS) which should be completed and submitted through the PCS portal.

**THE CLOSING DATE FOR INTEREST IS -
12 NOON - FRIDAY 15TH OCTOBER 2021**

Any submission that does not meet the requirements detailed in these particulars could be excluded from the review process. Application forms arriving after the closing date/time may not be considered.

Application forms **Must** be completed as directed and returned via the Public Contracts Scotland Portal in accordance with the web site instructions. When uploading your form, please be aware of the speed of your internet connection, your system configuration and general web traffic that may impact on the time required to

complete the transaction. Uploading and submitting of your application form must be completed by the final submission deadline.

The Council will only accept submissions made via the Public Contracts Scotland Portal. No other medium will be accepted. The Council does not undertake to accept the highest offer or indeed, any offer received.

SERVICE CHARGE

No Service Charge was charged for the year 2020/2021 but the Landlord reserves the right to service charge in future.

EPC RATING

The Building Energy Performance Rating is **G**.

RATES

The Rateable Value of the property is £6,500.00 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 Lessee shall pay a reasonable proportion for all Electricity / Water and services supplied to the premises, together with any taxes thereon. (Recharge costs will be determined by the Lessor, based on actual meter expenditure). Any other utilities or services not mentioned will be the responsibility of the tenant.

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 appointment please contact -

North Lanarkshire Properties

Suite G.3 Dalziel Building,

7 Scott Street,

Motherwell,

ML1 1PN

Telephone: 01236 632 800

Email: Property@northlan.gov.uk

Date of Publication: **OCTOBER / 2021**

Statutory requirements:

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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

purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of North Lanarkshire Properties LLP has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 North Lanarkshire Properties LLP is bound by the terms of this Act. This means that the North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.

