

# TO LET



**130 WINDMILLHILL STREET,  
MOTHERWELL,  
ML1 1TA**

End-terrace tenement office positioned in well established commercial location.  
Property extends to 35 Sq.m2 (377Sq.ft.) or thereby.

New FRI lease available.

Rental offers in excess of - £7,375.00 per annum (exclusive of VAT) 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 - 12TH / NOVEMBER / 2021** )  
ALL submissions must be made via the Public Contracts Scotland portal.

## LOCATION

The subject property is positioned in a prominent location on Windmillhill Street, a main arterial route through Motherwell. Located in the heart of the town centre and offers convenient access to the M8 (Glasgow/Edinburgh). Public transport links are within close proximity.

## DESCRIPTION

### **130 Windmillhill Street -**

Located on the ground floor of a two storey tenement building. This well presented office comprises large glazed shop frontage, freshly painted walls & new flooring throughout. This office space has an additional room which then leads to the kitchen / W.C facilities. In addition this office has rear access which leads onto MacDonald Street - car-park. The property also benefits from secure metal entrance gates and intruder alarm.

## SIZE

In accordance with the RICS Property Measurement (2nd Edition), we calculate the following approximate net internal area at - 35 Sq.m2. ( 377 Sq.ft or thereby).

## RENTAL

Rental offers in excess of - **£7,375.00** per annum (exclusive of VAT) are invited.

## CLOSING DATE

All Parties should contact [Property@northlan.gov.uk](mailto: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).*

North Lanarkshire Properties will upload application details via the Public Contracts Scotland website (PCS). All completed applications must be submitted through the PCS portal.

**THE CLOSING DATE FOR INTEREST IS -  
12 NOON - FRIDAY 12<sup>TH</sup> NOVEMBER 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.

North Lanarkshire Properties will only accept submissions made via the Public Contracts Scotland Portal. No other medium will be accepted.

North Lanarkshire Properties 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 £5,800.00 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.

## 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 632 800**

**Email: [property@northlan.gov.uk](mailto: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

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.