

TO LET



**15 CRAIGNEUK STREET,
CRAIGNEUK,
WISHAW, ML2 7XD.**

Tenement shop positioned in well established commercial location.
Net Internal Area: 30.76 m² (331 Sq.ft²) or thereby.
New FRI lease available.

Rental - £2,500.00 per annum (*Exclusive of VAT*).

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WISHAW, ML2 7XD.**

LOCATION

Enjoying a prominent retail position on Craigneuk Street, which forms part of the A721. Adjoining and neighbouring occupiers include pharmacy, barber shop, convenience store, furniture retailer & hot food takeaway. The surrounding area is a mix of densely populated housing, retail and industrial properties. On street parking is available on Craigneuk Street.

DESCRIPTION

15 CRAIGNEUK STREET (FORMER POST OFFICE) -

Located on the ground floor of a two-storey tenement building, positioned in well-established commercial location between Wishaw and Motherwell. Comprises large, glazed shop frontage / spacious retail area. Leading from the front layout is fitted kitchen / preparation area / W.C with wash hand basin. This retail unit also benefits from secure electric shutters.

SIZE

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the following approximate Net Internal Area:

30.76 m² (331 Sq.ft²) or thereby.

RENTAL

Rental - £2,500.00 per annum (Exclusive of VAT).

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 2022/2023 but the Landlord reserves the right to service charge in future.

RATES

The Rateable Value of the property is £2,450 with effect from 1 April 2023. 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 **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,
ML1 1PN**

Telephone: 01236 632 800

Email: Property@northlan.gov.uk

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