

# TO LET



**90 WINDMILLHILL STREET,  
MOTHERWELL, ML1 1TA.**

Mid-terrace tenement shop positioned in well established commercial location.

Net Internal Area: 101.48m<sup>2</sup> (1,092Sq.ft<sup>2</sup>) or thereby.

New FRI lease available.

Rental offers in excess of £16,500.00 per annum (exclusive of VAT) are invited.



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## 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

Located on the ground floor of a two-storey tenement building. This well-presented retail property comprises large glazed shop frontage. Leading to a modern bright retail space, neutral tones throughout with a modern fitted laminate flooring. The property consists of a large open-plan space with ancillary storage/staff area in the centre. To the rear of the building there is modern patio door access providing entry for clients from the Council car-park behind, the property also benefits from secure metal shutters.

## SIZE

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), We calculate the following approximate Net Internal Area:

101.48m<sup>2</sup> (1,092Sq.ft<sup>2</sup>) or thereby.

## RENTAL

Offers in excess of **£16,500.00** per annum (exclusive of VAT) are Invited.

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 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 £11,500.00 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. Subject to annual reconciliation, the Tenant is responsible for arranging adequate contents, Public Liability and any other required insurance.

## 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

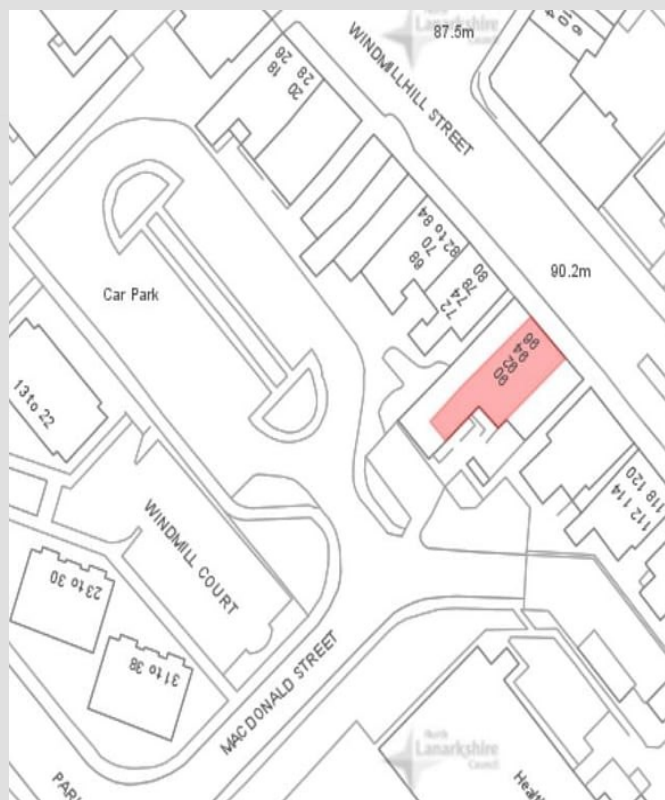
If you require further information please do not hesitate to contact us -

**North Lanarkshire Properties,  
Suite G.3 Dalziel Building,  
7 Scott Street,  
Motherwell,  
ML1 1PN**

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### 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

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