

DM HALL

To Let

Town Centre Retail

54 Brandon
Parade East,
Motherwell,
ML1 1LY



238.93 SQ M
2,566 SQ FT

Property Details

- Double shop unit in busy shopping parade
- Central location close to public transport and town centre car park
- Flexible, mainly open plan internal layout
- Net Floor Area — 238.93sq.m. (2,566sq.ft.)
- Rent £20,000 pa

Location

Motherwell is the principal town in North Lanarkshire, located approximately 17 miles south east of Glasgow. The town is the headquarters of North Lanarkshire Council, which is one of Scotland's most populated local authority areas, having an overall population of approximately 32,000 persons and a wider catchment of 515,000 persons within 15 minutes' drive of the centre. Each week, 90,000 shoppers visit Motherwell shopping centre.

58 Brandon Parade East is located within a parade of shops, on the south side of Merry Street and are located within easy walking distance of Motherwell train station and a public car park. There are also bus stops in the immediate vicinity of the premises.

Neighbouring occupiers include British Heart Foundation, Brandon Pharmacy, Cooper Butchers and Paddy Power bookmakers.

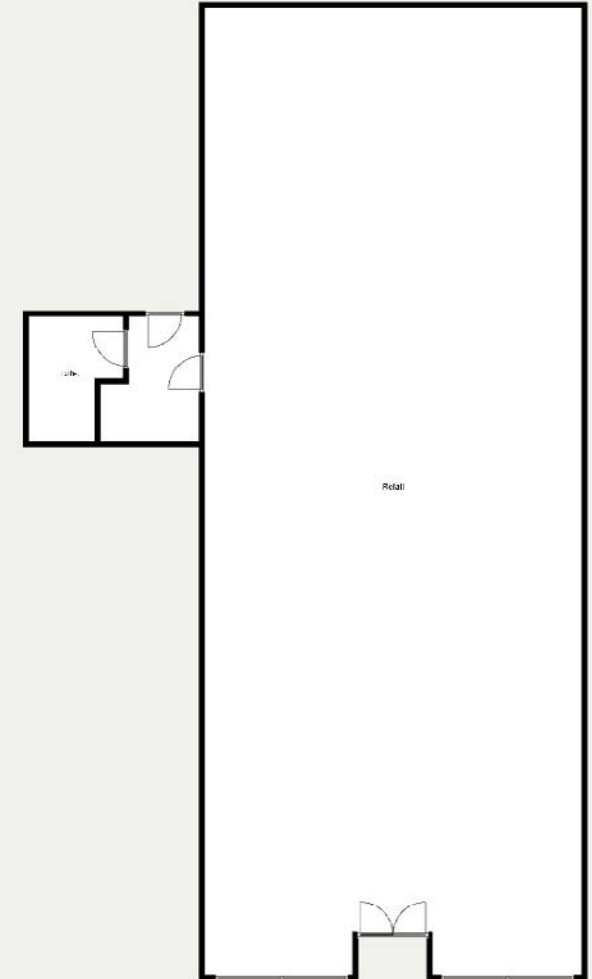
Description

The property comprises a large retail unit, benefitting from a modern aluminium framed and glazed shop front, with staff and toilet facilities, all at ground level.

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows;

Floor	Accommodation	sq m	sq ft
Ground	Retail	238	2,566



Property Details

Rent

Rental offers of £20,000 per annum, exclusive of VAT are invited, on the basis of a new full repairing and insuring lease for a period to be mutually agreed.

Service Charge

The new tenant will be liable for a fair equitable portion of the common service charge and insurance, which the current year equates to around £9,000pa.

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Non Domestic Rates

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £26,500 per annum. Rates payable (before any relief) in the year to 1st April 2025 are £13,886pa.

Please note that new occupier has the right to appeal the current assessment.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction, with any incoming tenant responsible for any LDTT and Registration Dues.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

Viewing Arrangements

Strictly by contacting the sole selling/letting agents:-

Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

DM HALL



Jacqueline.Towie@dmhall.co.uk
01698 284 939

Gavin.Anderson@dmhall.co.uk
0141 332 8615

DM Hall Commercial Department
Unit 3 Cadzow Park,
82 Muir Street, Hamilton, ML2 6BJ

01698 284 939

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The 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. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) 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. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.