



## Large Retail Unit with Class 3 Consent

69/71 Merry Street, Brandon Parade East  
Motherwell ML1 1JJ

- **Extensive frontage**
- **Ground floor: 23.64 sq m (3,484 sq ft)**
- **Lower ground: 261.49 sq m (2,815 sq ft)**
- **Class 3 Consent**
- **Suitable for a variety of uses**
- **Rent: £50,000 pa**
- **Sale: Offers over £600,000**
- **600 free car parking spaces plus excellent public transport**

### Location

Situated on the north side of Brandon Parade East which forms part of Motherwell Shopping Centre.

Motherwell is the principle town of North Lanarkshire and is located 12 miles south east of Glasgow City centre. The area of North Lanarkshire Council is one of Scotland's most populated local authority areas with a population of approximately 32,000 and a catchment of 140,000.

Motherwell is accessible from J6 of the M74 motorway and the M8 motorway is also readily accessible from the town centre. The town is well served for railway stations and public transport.

The premises occupy a good open position within the pedestrianised section of Merry Street on Brandon Parade East, which is situated close to the main bus terminus and a 577-space car park adjacent.

Nearby occupiers include TSB Bank, J D Wetherspoon, British Heart Foundation, William Hill and North Lanarkshire Council.



## Description

The subjects comprise the ground and lower ground floors of a two-storey building within a parade of retail units and offices.

There is a fully-glazed frontage surrounded by polished stone cladding.

The property was recently used as a municipal bank for North Lanarkshire Council and is fitted out with a large public area and banking counters to the front and offices to the rear at ground floor level. The lower ground floor has additional office accommodation and storage, together with good quality staff toilet facilities.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the subjects have the following areas:

Ground Floor	323.64 sq m	(3,484 sq ft)
Lower Ground Floor	261.49 sq m	(2,815 sq ft)
Net Internal Areas	585.13 sq m	(6,298 sq ft)

## Terms

The property is available on a new Full Repairing and Insuring Lease of negotiable length. Alternatively, our client will consider a sale of the premises.

## Rent

£50,000 per annum.

## Purchase Price

Offers over £600,000.

## Business Rates

Rateable Value	£35,750
Payable 2017/18	£16,660

## Energy Performance Certificate

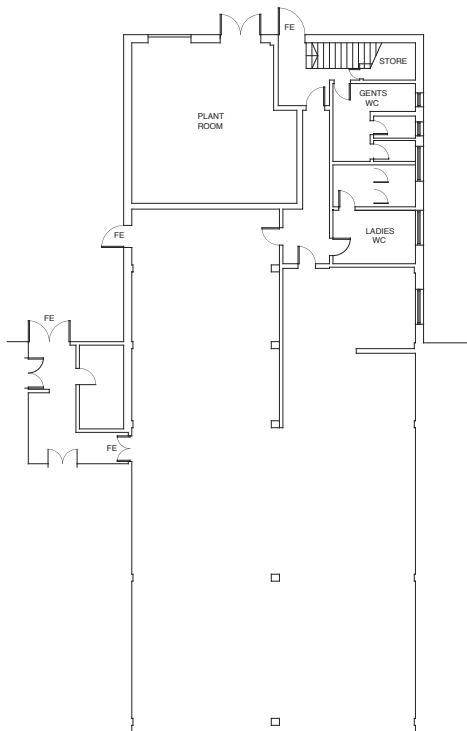
EPC Rating D.

A copy of the EPC will be provided on application.

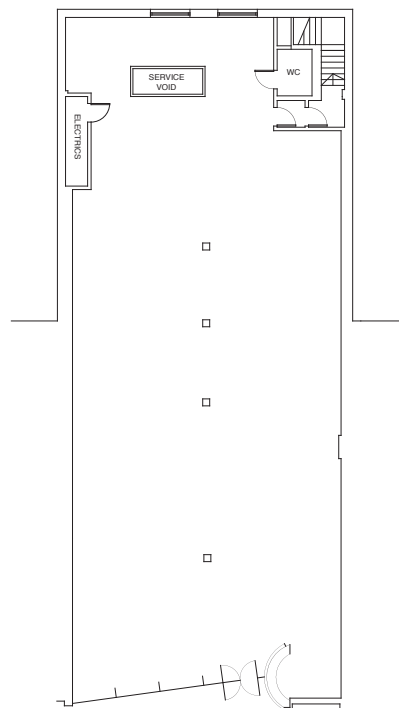




**LOWER GROUND FLOOR**



**GROUND FLOOR**





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### VAT

All prices, rents, premiums, etc are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.

### Legal Costs

Each party will be responsible for their own legal costs incurred in connection with either lease or sale.

### Planning

The premises have been granted full restaurant/café use (Class 3). Further details upon request.

### Further Information and Viewing

All viewings are strictly by prior appointment with the agents.

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