

Lease Available

PROMINENT ROADSIDE RETAIL OPPORTUNITY

SHOLTO CRESCENT, RIGHEAD INDUSTRIAL ESTATE,
BELLSHILL, ML4 3LX



LOCATION

Bellshill is situated within North Lanarkshire, approximately 10 miles south-east of Glasgow, 2 miles north-west of Motherwell, 3 miles north of Hamilton and 3 miles south of Coatbridge. The town has a resident population in excess of 14,000 persons.

Righead Industrial Estate, Bellshill Industrial Estate and the adjacent Strathclyde Business Park are regarded as one of the leading office, industrial and distribution locations within the west of Scotland, largely due to their excellent access to Central Scotland's motorway network via the A725 Bellshill Bypass to the M74, M73 and M8.

Nearby occupiers include Hide 'n' Seek (nursery), Warburtons, Morrisons Distribution Warehouse and several local and national office and industrial operators.

Description

The subjects occupy a prominent end terrace position within the established Righead Estate, Bellshill.

The subjects have been formed to create a ground floor self-contained retail premises, within a purpose built light industrial and office building.

Accommodation

Floor	Sq. Ft	Sq. M
Ground	765	71.07

Lease Term

The premises are currently held on a Full Repairing and Insuring Lease expiring 14 March 2025 at a passing rent of £8,000 per annum.

The rent is subject to one outstanding review, further information available on request.

Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £8,400.00

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2020/21 of £4,183.20

Each new occupier has the right of appeal against this figure. Subject to occupiers status, you can get 100% non-domestic rates relief through the Small Business Bonus Scheme.

Energy Performance Certificate

EPC Rating – Available on Request

Entry

By Agreement.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further Information

All viewing and further information is via the sole letting agents.

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Subject to Contract
Date: July 2020

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 LANDMARK INFORMATION

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