

TO LET

Retail/ Trade Counter Premises

Unit 3
122 Airbles Road
Motherwell
ML1 2TQ



LOCATION

Motherwell is a large town of a population of circa 35,000 and is circa 20 minutes south east of Glasgow City Centre.

Airbles Road is one of the main arterial roads around Motherwell hence this is a very prominent retail / trade counter location with Direct Flooring & Johnson's Paints within the parade. Kwik Fit are also situated opposite the unit.

DESCRIPTION

The subjects are arranged over ground floor only and extend to approximately 4,000 sq ft (371.61 sq m). Car parking is provided by way of a shared car park of 28 spaces.

TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Upon Application.

RATEABLE VALUE

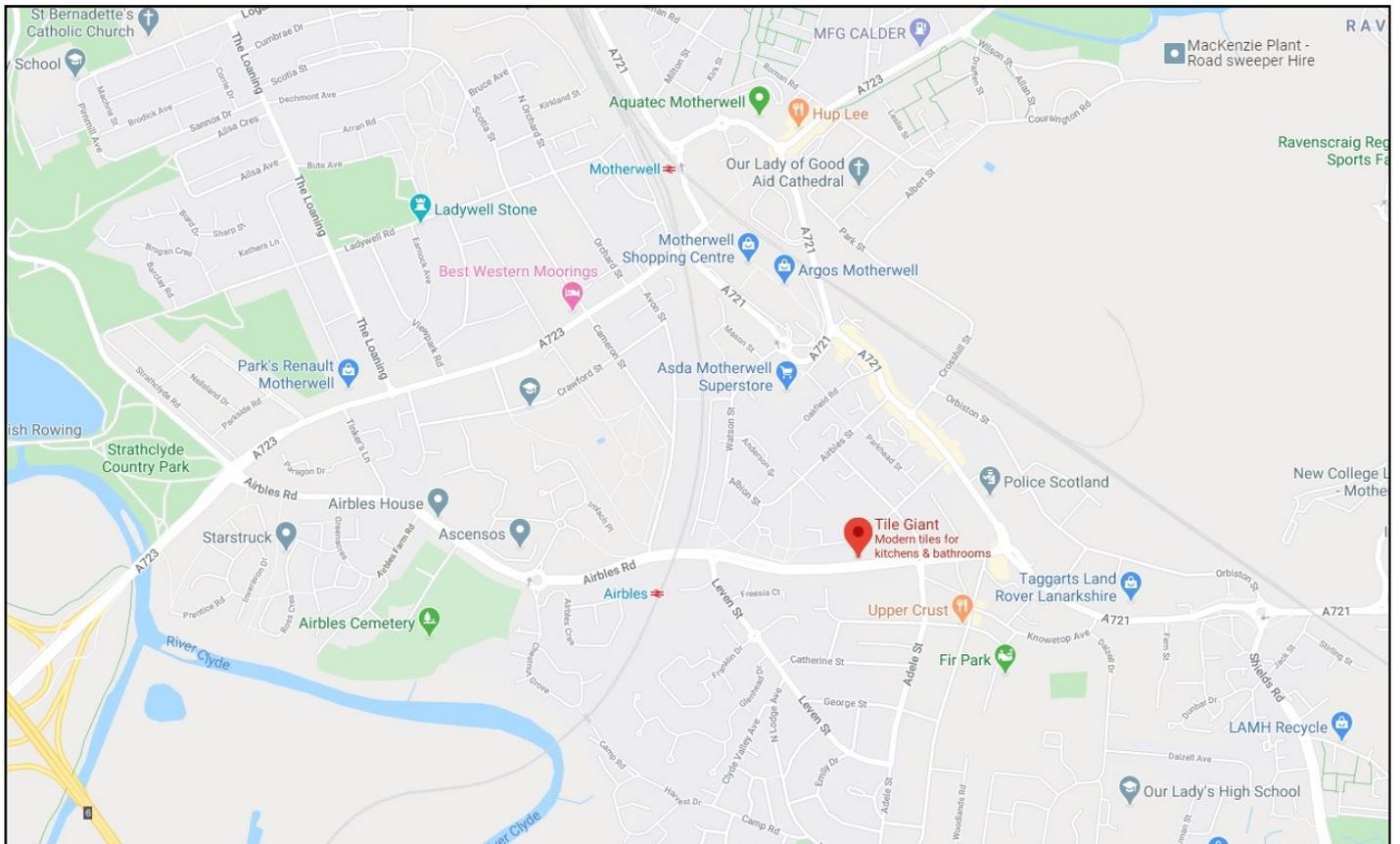
We are verbally informed by the Local Rating Authority that the rating assessment for 2020/2021 is as follows:

Rateable Value: £52,500
Rates Payable: £26,828

0141 226 1662
www.ewanmackay.com

234 West George Street, Glasgow, G2 4WF





ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Ewan Mackay
T: 0141 226 1662
E: ewan@ewanmackay.com

Or

Andrew Veitch @ Montagu Evans
T: 0131 221 2453
E: andrew.veitch@montagu-evans.com

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. July 2020.

