



## TO LET STANDALONE COMMERCIAL PREMISES WITH PARKING

29 HOPE STREET, MOTHERWELL, ML1 1BS

### LOCATION:

The subjects are located within the heart of Motherwell town centre on the north side of Hope Street close to its junction with Muir Street and Motherwell Railway Station.

Convenient motorway links are provided with Junction 6 of the M74 just 1.5 miles south.

Motherwell Railway Station is a 1-minute walk from the subjects whilst regular bus services operate on Muir Street.

Nearby occupiers include Phew Scotland, Glo Conference Centre and Aquatec Motherwell.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Modern standalone commercial premises that sits on a secure self-contained site with 8 car parking spaces.

Internally provides bright open-plan accommodation with multiple windows all protected by electric shutters.

Reception / private office space provided.

The accommodation is complete with male/female and ambulant WCs complete with a kitchen.

Mains supplies to gas, water, electricity provided.

## AREA:

NIA – 115.54 sq m / 1,244 sq ft

## ENERGY RATING

Available on request.

## RATEABLE VALUE:

£10,600

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## PLANNING

Class 4

The Subjects may be well suited for medical / clinic / vets / dentists / funeral parlour type uses.



## PRICE, RENT, LEASE DETAILS ETC:

The subjects are available by way of a new FRI lease at rental offers over £15,000 per annum.

## VIEWING:

STRICTLY by appointment via the joint letting/sales agents.

Agency Department

Gregor Brown

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