

TO LET – RETAIL UNIT

**115 MAIN STREET
WISHAW
ML2 7AU**

Location

Wishaw lies 17 miles south east of Glasgow and 33 miles southwest of Edinburgh. The town has a resident population of approximately 28,500 persons.

The unit occupies a prominent position within the town with nearby retailers including Subway, M&Co and Iceland.

Accommodation

The subjects offer the following areas and dimensions: -

Gross Frontage:	14' 2"	(4.32 m)
Net Frontage:	10' 8"	(3.25 m)
NIA:	347 ft ²	(32.23m ²)

In addition there is WC accommodation to the rear.

Terms

Our clients are inviting rental offers in the region of £6,500 per annum exclusive.

The property is offered to the market on the basis of a new lease for a period to be agreed.

Rateable Value

We understand that the subjects are entered into the Valuation Roll at:

Rateable Value (26/27):	£6,000
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Any potential occupier may qualify for 100% business rates relief under the Small Business Bonus Scheme. Further details upon request.



(Archive Photograph)

Entry

Date of entry to be agreed.

Energy Performance Certificate

An EPC has been commissioned, further details on request.

Legal Costs

Each party is to be responsible for their own legal costs. For the avoidance of doubt the ingoing tenant will be responsible for Land & Building Transaction Tax (LBTT), registration dues and any VAT payable.

VAT

All terms are quoted net of vat where applicable.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing

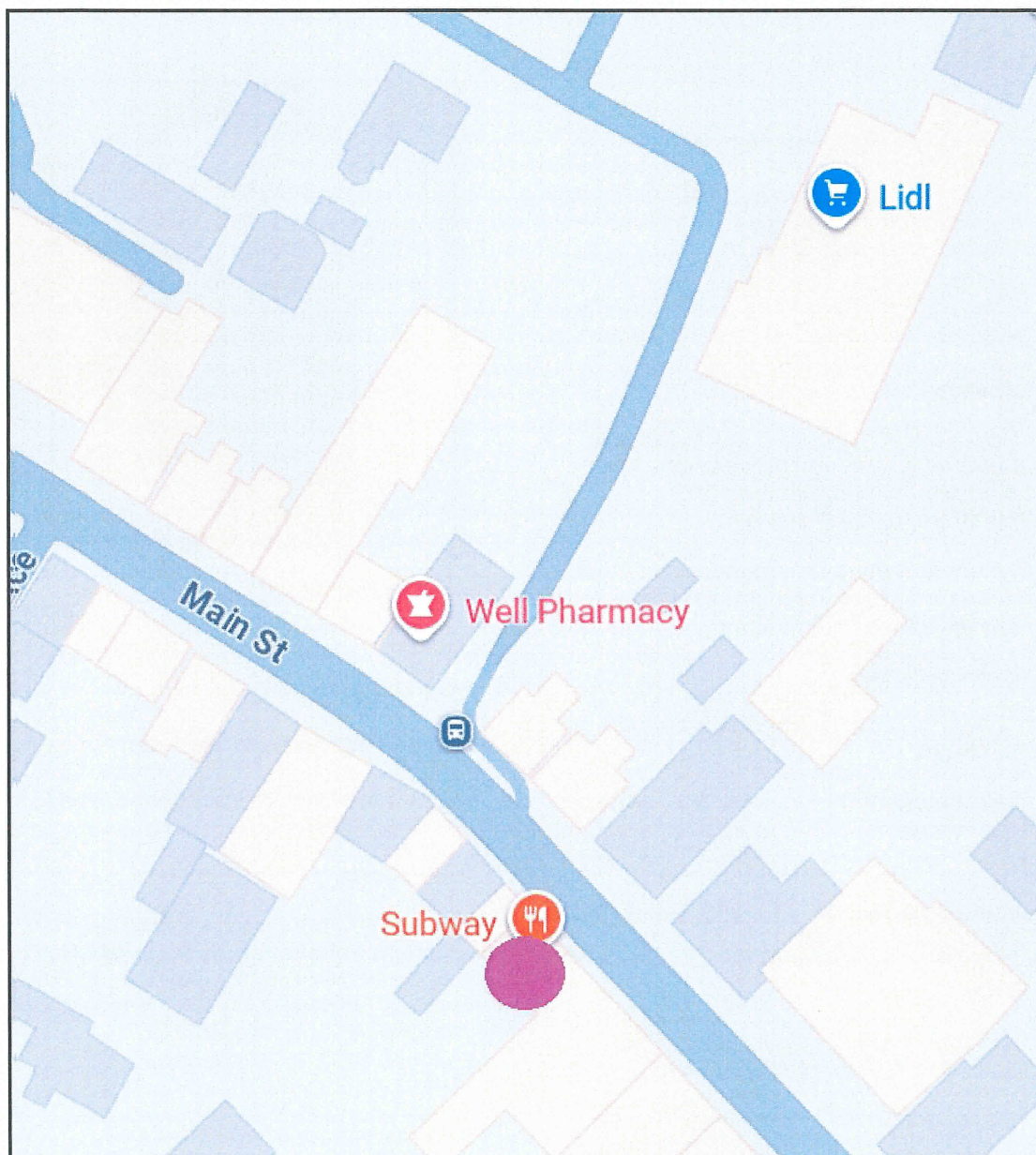
Appointments to view are to be made through the sole agents;

Whitelaw Baikie Figes

Contact: Gavin Anderson / Colette Brough

Email: gavin@wbf.co.uk / colette@wbf.co.uk

LOCATION PLAN



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes 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 intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.