

PRIME BETTING OFFICE/CLASS 1A

TO LET

**216 MAIN STREET
BELLSHILL ML4 1AB**

Location

Population 20,000 approx., Bellshill is located approx. 10 miles south east of Glasgow City Centre. It has excellent rail link and connects directly to the Motorway network.

The unit occupies a prominent position on Main Street adjoining Keystore and Brown Optician. Semi Chem, Farmfoods, Wm Hill, Ladbrokes, Specsavers, Ramdens, Optical Express, and Cancer Research are all nearby.

Description

The premises comprise a ground floor shop forming part of a traditional two storey and attic building with residential above. Generous car parking facilities are located to the rear of the premises

Accommodation

The estimated main dimensions and net internal areas are as follows:-

Net Frontage:	3.80m	(12'6")
Internal width	4.74m	(15'6")
Sales Depth:	16.45m	(54'0")
Sales Area:	77.52m ²	(834 ft ²)

N.B. These floor areas exclude staff room and customer toilets.

Indicative Floor plans are available.

Energy Performance Certificate

A copy of the Certificate and Report will be available for inspection.

Lease Terms

The lease expires 21st July 2028. A longer period may be available.



Rent

The current rent is £18,000 per annum.

Rating

The undernoted RV was obtained from the SAA website.

Rateable Value: 1 st April 2026	£12,800
UBR ('26'27):	£0.481

Estimated rates payable for 26/27 is £6157 per annum approx. A qualifying user under the Small Business Bonus Scheme may secure a 25% discount. Check with the relevant Council Department

VAT

It is understood VAT will be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction, with the ingoing Tenant being responsible for LBTT, registration dues etc and VAT incurred thereon.

Entry

By arrangement.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective 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/Further Information

Strictly through the sole agents:
Whitelaw Baikie Figs.

Contact: David Rooney Tel: M 07831 489379 david@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.

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