

PRIME BETTING OFFICE/CLASS 1A

TO LET

**42 BRANDON PARADE EAST
MOTHERWELL ML1 1LY**

Location

Population 35,000 approx, Motherwell is located approx. 17 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 Brandon Parade East Street adjoining Cooper Butcher and a CTN, Ramsdens, Greggs, Boots, BHF, Coral and Wm Hill are all nearby.

Description

The premises comprise a ground floor shop with first floor store forming part of a modern parade. 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: | 4.26m | (14' 0") |
| Internal width | 4.58m | (15' 0") |
| Sales Depth: | 12.52m | (41' 0") |

Sales Area: 57.34m² (617 ft²)

N.B. These floor areas exclude staff room and toilet.

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 October 2027. A longer period may be available.

Rent

The current rent is £24,600 per annum.

Rating

The undernoted RV was obtained from the SAA website.

Rateable Value: 1st April 2026 shop £9,300
store £1,150

UBR ('26'27): £0.481

Estimated rates payable for 26/27 is shop £4,474, Store £53 per annum approx. A qualifying user under the Small Business Bonus Scheme may secure a 100% discount. NO RATES PAYABLE. 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

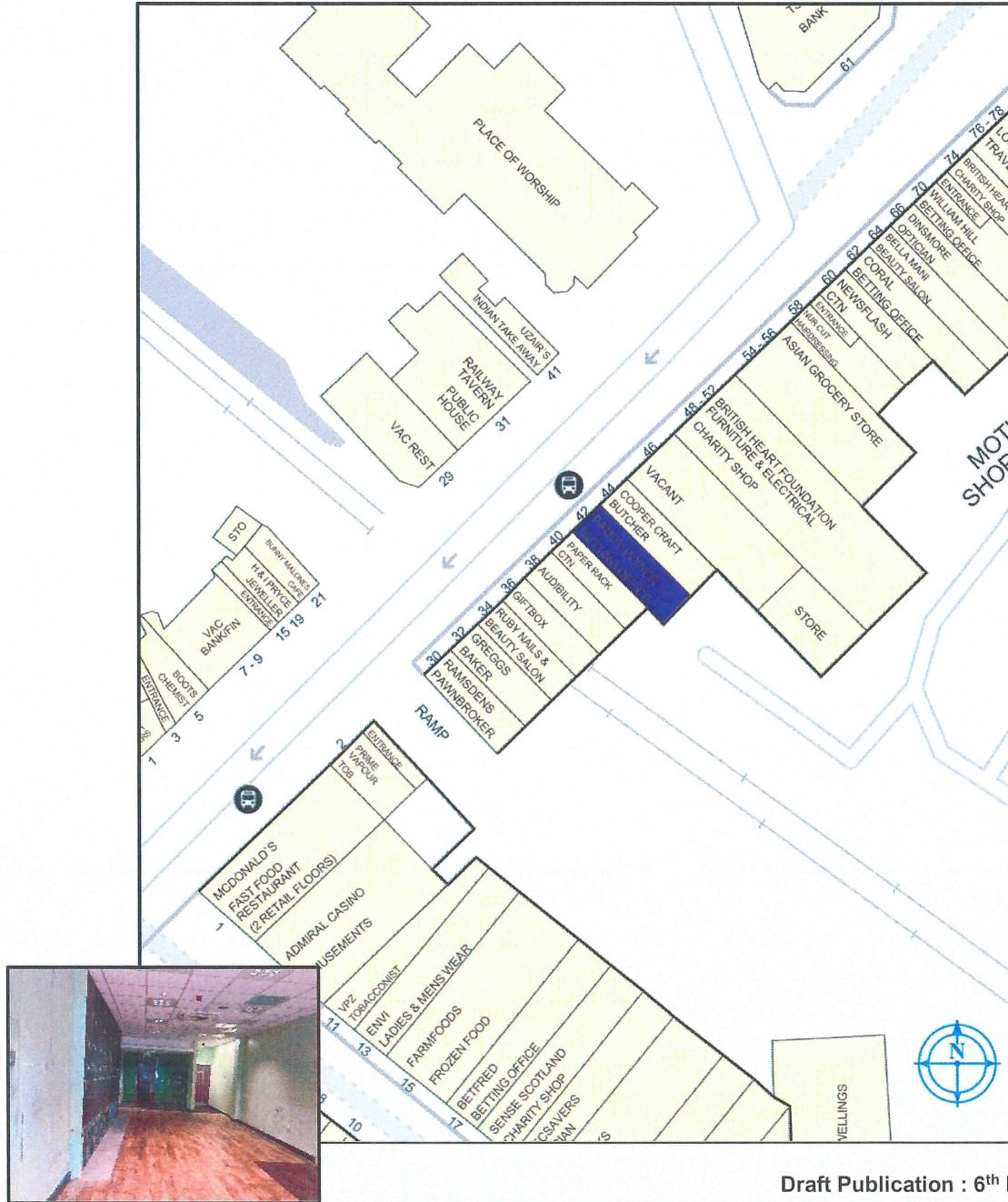
Viewing/Further Information

Strictly through the sole agents:
Whitelaw Baikie Figs.

Contact: David Rooney
Tel: M 07831 489379

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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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