

**ROOMS
AVAILABLE
FROM £40
PER WEEK**

BELLSHILL BUSINESS HUB

257 MAIN STREET BELLSHILL

TO LET

**INDIVIDUAL FIRST
FLOOR OFFICES
AVAILABLE ON
FLEXIBLE TERMS**



257 MAIN STREET BELLSHILL

LOCATION

Bellshill has a population of circa 30,000 persons and is located 2 miles to the north of Motherwell and 10 miles to the east of Glasgow city centre.

The offices are located on the north side of Main Street in the centre of Bellshill close to Boots the Chemist, Post Office, Morrison's Supermarket and Tesco.



DESCRIPTION

The subjects are situated on the first floor and are sub-divided to provide a number of individual suites accessed from a common reception area. With good natural lighting, communal tea prep area and toilets the suites are ready for early entry.

ACCOMMODATION

The accommodation is available either on a room by room basis or if more suitable a number of rooms can be taken together.

ROOM	SIZE	RENTAL / PW	RATEABLE VALUE
1	266	LET	£725
2	264	LET	£725
3	575	£130	£1,600
4	203	£40	£575
5	294	LET	£800
6	294	LET	£775
7	280	£50	£800
8	143	LET	£400
8a	136	LET	£370
9	205	LET	£550
10	641	LET	£1,400
11	633	130	£1,800

All rooms are separately metered and the tenant will be responsible for any electricity consumed.



RATING

The tenant will be responsible for payment of local authority rates. Each room has a Rateable Value that falls within the Small Business Bonus Scheme and occupiers may be eligible for 100% relief.

Further details are available at: <https://www.mygov.scot/business-rates-relief/small-business-bonus-scheme/>

TERMS

The offices are available on the basis of flexible leases and rental figures for each of the suites are noted on the schedule, which includes cleaning and insurance. Further details on request.

EPC

The property has an Energy Performance Rating of 'C'.

LEGAL COSTS

Each party is to be responsible for their own legal costs with the ingoing tenant being responsible for any registration dues.

ENTRY

Entry will be upon completion of all legal formalities.

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

Strictly by appointment through the sole letting agents.

wbf.
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