

Lot 50

£32,000 per annum exclusive

11-13 Stewarton Street, Wishaw, North Lanarkshire ML2 8AA

Heritable Retail Investment



Key Details

- Let to William Hill Organization Limited until 2030 (subject to option)
- Located on the main retailing street in Wishaw
- Neighbouring occupiers include Ladbrokes, Betfred, Pizza Hut and TSB
- Opposite Cross Keys Public House
- VAT-free investment

Location

Miles: 18 miles south-east of Glasgow
38 miles south-west of Edinburgh
Roads: A71, A73, M8, M74
Rail: Wishaw Railway Station
Air: Glasgow Airport

Situation

The property occupies a prominent and busy position on the north side of Stewarton Street which forms a continuation of Main Street, at the centre of the town. Nearby occupiers include TSB, Betfred, Pizza Hut, Ladbrokes and Clydesdale Bank with Savers, Poundland, Iceland, Boots Opticians and JD Wetherspoon also represented in the town.

Description

The property comprises a two storey property with ground floor retail benefiting from a substantial frontage. The first floor is sublet to a gym operator.

Tenure

Heritable (Scottish equivalent of the English Freehold).

VAT

VAT is not applicable to this lot.

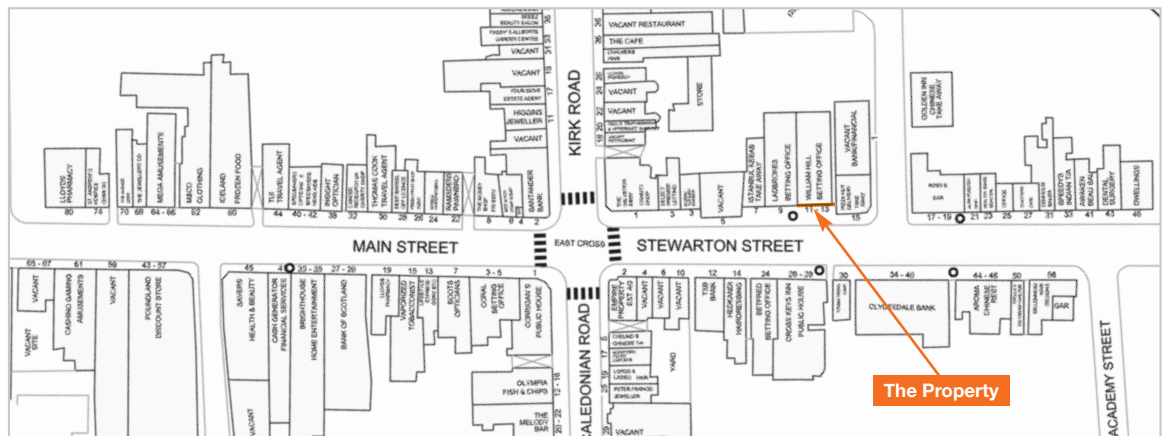
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	202.10 sq m (2,175 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1) (2)	15 years from 22/04/2015 on a full repairing and insuring lease	£32,000	2025 (3)
First	Gym	180.08 sq m (1,938 sq ft)				
Total		382.18 sq m (4,113 sq ft)			£32,000	

- (1) The ultimate holding company is William Hill Plc and William Hill trades from over 2,300 locations nationwide (Source: www.williamhill.com).
- (2) The first floor is sublet and trades as a gym.
- (3) Tenants option to determine in 2025 on 6 months' prior written notice.



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