



**OFFICE AND
WORKSHOPS**

DM HALL
CHARTERED SURVEYORS



TO LET/MAY SELL

OFFICE AND WORKSHOPS WITH YARD

65 Coronation Road, New Stevenston, ML1 4JF

Suitable for a variety of uses, subject to consent.

Established mixed commercial and residential location.

100% rates relief available, subject to status

Net internal area of 218.86 sq.m (2,355 sq.ft)

Offers in the region of £10,000 per annum are invited.

LOCATION

The town of New Stevenston is located approximately 2 miles north of Motherwell Town Centre. New Stevenston is situated south of the A775 trunk road which leads to Bellshill, approximately 2 miles to the west and to Newhouse/Junction 6 of the M8 motorway, approximately 2½ miles to the east.

The subjects are located on the south side of Coronation Road, close to its junction with Clydesdale Street within the town centre of New Stevenston.

The surrounding area is developed with a mix of residential and commercial uses, the latter including Coronation Road Industrial Estate, a dance studio and a cafe. Holytown railway station is within short distance to the south east.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

65 Coronation Road consist of a semi-detached single story and attic accommodation of a traditional construction. Internally the property is laid out to provide office accommodation to the front, with kitchen/toilet facilities to the rear leading to an open plan workshop with vehicle access door. Attic storage is accessed centrally within the property.

There a second detached workshop to the rear of the property which is split into two areas each having its own vehicle access door.

The yard area is surfaced and enclosed by concrete post and a mix of fence types, accessed via metal swing gates.

ACCOMODATION

According to our calculations the subjects have a total gross internal area of approximately 218.86 sq.m (2,355 sq.ft) or thereby.

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £ £4,850.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

RENT

The property is available is to lease on a full repairing and insuring terms for a period to be agreed.

Our clients are seeking offers in excess of £10,000 per annum.

SALE

Our clients may consider selling their heritable interest in the subject property. Offers are invited on this basis

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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DATE OF PUBLICATION
February 2024

REFERENCE
WSA2555

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