

241 / 245 BRANDON STREET.

MOTHERWELL ML1 1RS

TO LET
HIGHLY PROMINENT BAR / RESTAURANT
5,455 SQ FT / 506.8 SQ M (MAY SPLIT)

ALSO SUITABLE FOR RETAIL USE
GENEROUS DEDICATED CAR PARK



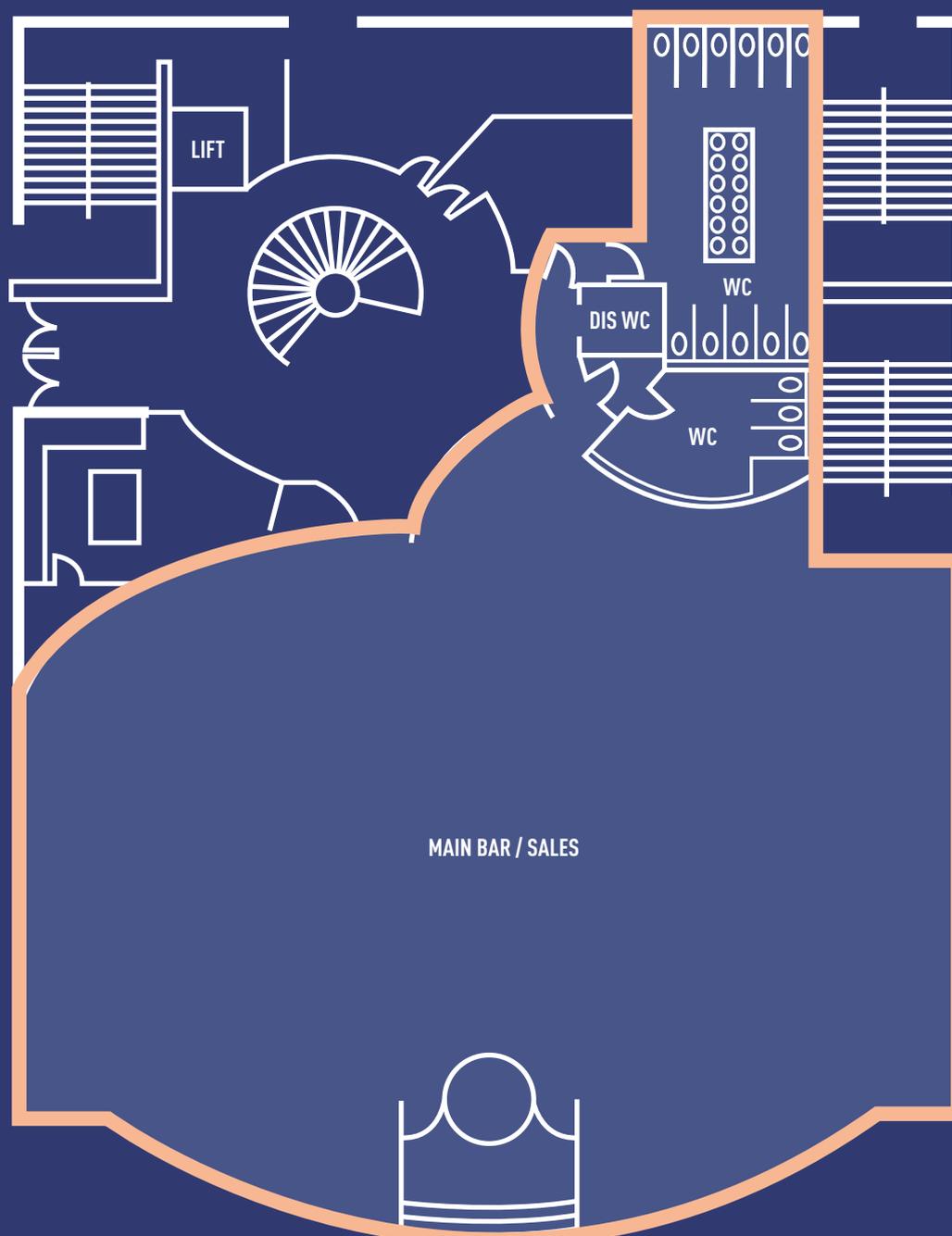
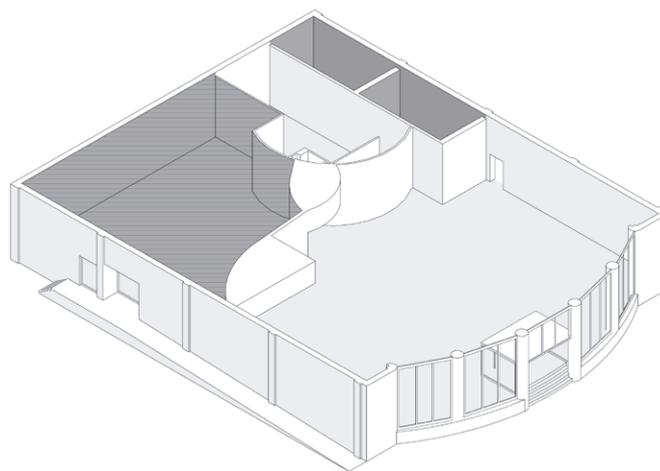
AXONOMETRIC LAYOUT & INDICATIVE FLOOR PLAN.

The premises has the following approx areas:

Main Bar / Sales Area
4,654 sq ft (432.5 sq m)

WC / Ancillary
800 sq ft (74.3 sq m)

Floor plans are available on request.

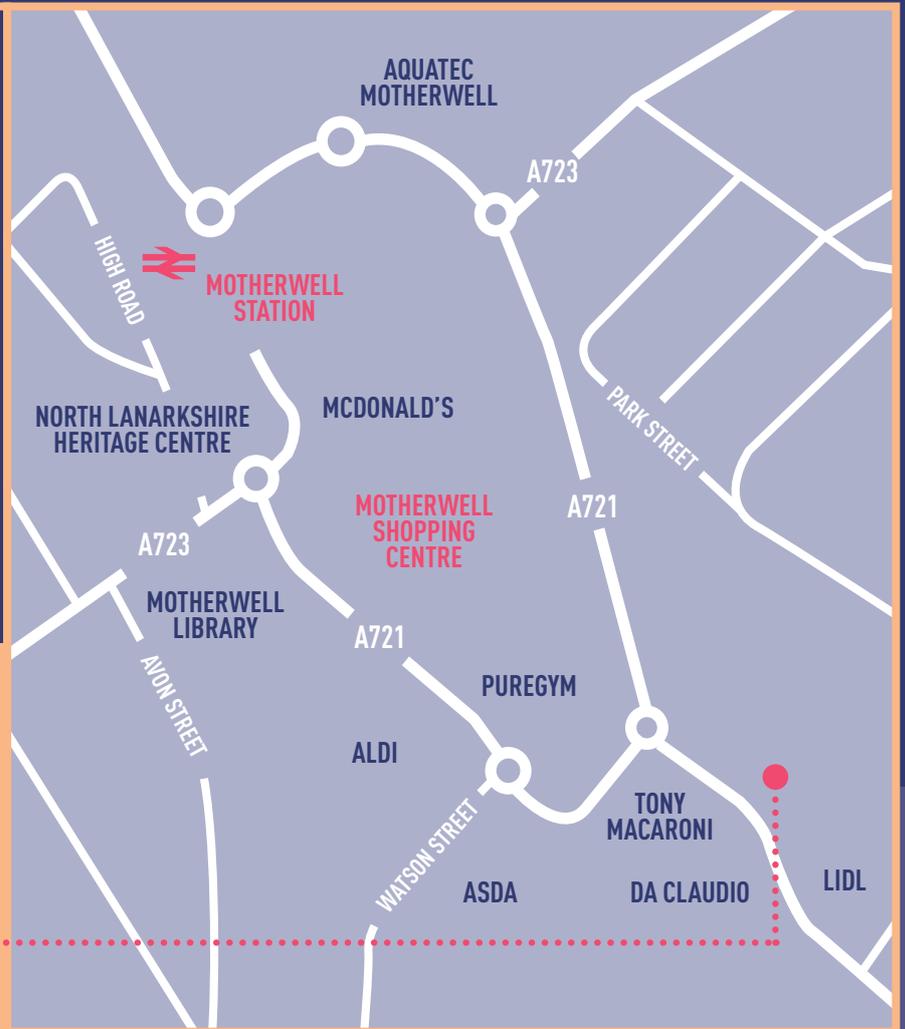


LOCATION.

Motherwell is the principal town in North Lanarkshire with a resident population of approximately 32,500. North Lanarkshire itself carries a population of 340,000.

The property commands a very prominent south facing location on Brandon Street, close to the town centre and within a strong commercial area that includes a broad mix of uses including North Lanarkshire Council Offices and Concert Hall, Asda, Motherwell Football Club and a number of established bars and restaurants including Tony Macaroni, Da Claudio, Cook & Indi's World Buffet and Onesti's at the Rex.

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PROPERTY.

The premises form the ground floor of a modern 2 storey building with a prominent and extensive curved frontage facing directly onto Brandon Street and benefits from a large surface car park to the side and rear of the property.

Internally the premises are largely in shell condition and provide a large open plan area with extensive floor to ceiling windows, either side of a central doorway with WC and staff / storage facilities to the rear right hand side.

PLANNING & LICENCE.

The premises have planning permission for bar / restaurant use. A premises licence is available.

LEASE TERMS.

The property is available on a new long term FRI lease either as a whole or sub divided. Rental on request. Rental is exclusive of VAT and Rating Costs.

BUSINESS RATES.

The business rates are entered in the current valuation roll as having a Rateable Value of £65,000.

EPC.

A copy of the energy performance certificate (EPC) is available on request.

FURTHER INFORMATION.

For further information please contact the agents:



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