



83 Westwood Road, Newmains, ML2 9EL

Situated on Busy Main Thoroughfare

- Superb Catchment Area
- Stand Alone Unit
- 1,001sq ft
- Rates & V.A.T Free
- Rent: o/o £15,000p.a

LOCATION

Newmains is a small town located in North Lanarkshire, Scotland, on the eastern edge of Wishaw in the Clyde Valley. It lies approximately 18 miles south-east of Glasgow and forms part of the wider Motherwell and Wishaw urban area. With a population of around 5,400, Newmains is a primarily residential community that historically developed around coal mining and ironworking. It serves as a local catchment for residents who typically travel to nearby larger towns such as Wishaw, Motherwell and Hamilton for employment, shopping and major services.

The town is well connected by road, lying at the junction of the A71 and A73, which provide good links across Lanarkshire and beyond. The M8 motorway is approximately 4.5 miles to the north and the M74 around 7 miles to the west, offering convenient access to Glasgow and Edinburgh. Public transport is provided by regular bus services connecting Newmains to Wishaw, Motherwell, Hamilton and Glasgow, although the town itself does not have a railway station — the nearest stations are located in Wishaw and Cleland.

PROPERTY

The property comprises a stand alone single storey retail unit with dual display windows and recessed entrance door. Internally the property offers an open plan retailing space with partitioned rear store and w.c. facility. The property was formerly utilised as a newsagent with food offerings served from the partially fitted kitchen at the front. The property benefits from a recessed position from roadside allowing vehicle access and egress along with short term loading.

AREA

93.02sqm (1,001sq ft)



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NAV/RV
£7,200

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a.

V.A.T
Figures quoted exclusive of V.A.T.

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants
162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)
Will - 07581 396092 (will@tsapc.co.uk)
General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering
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Property Misdescription Act 1991:
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