



To Let

Retail Unit

AVAILABLE NOW

**Motherwell Station, Muir Street
Motherwell
ML1 1BL**

Description:

Motherwell station is currently undergoing a £14.5 million redevelopment. The station concourse works will deliver an enhanced quality to passengers and customers. The unit is provided to a shell specification and includes a shop front. Completion is due for April 2023.

1,343,400+
ANNUAL STATION FOOTFALL*

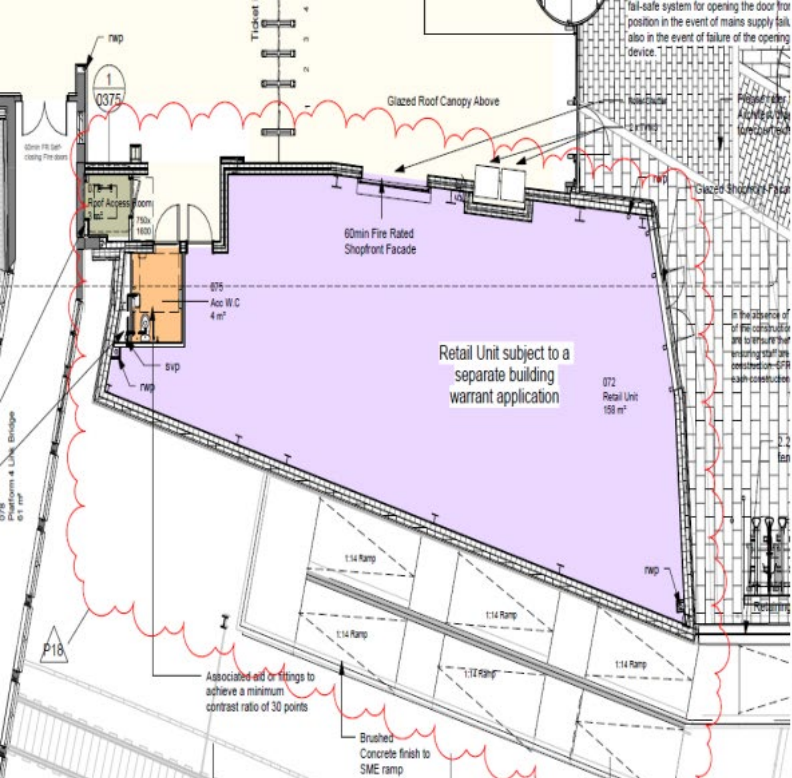
Location:

Motherwell Station serves the town of Motherwell, North Lanarkshire. The station lies on the West Coast Main Line and Argyle Line utilising four platforms. The station is the penultimate stop on the West Coast Line prior to arrival in Glasgow.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 1,343,424 for 2019/2020.*

**station
spaces**

ScotRail
SCOTLAND'S RAILWAY



Property:

The new unit is specified on a shell basis and will require a building warrant. The unit includes a large glazed frontage with two points of access, one from the external area and one from the station concourse. The unit has an isolator for electrical supply and drainage connections. The unit can be noted above in lilac. The unit is due for completion April 2023.

Unit size:

Ground Floor : 158 sq. m / 1,700 sq. ft

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

AWAITING EPC

For further details relating to this opportunity, please contact:
stationspaces@scotrail.co.uk

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