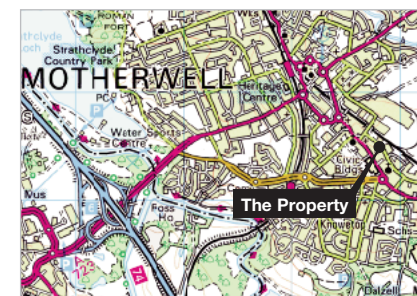


# Motherwell

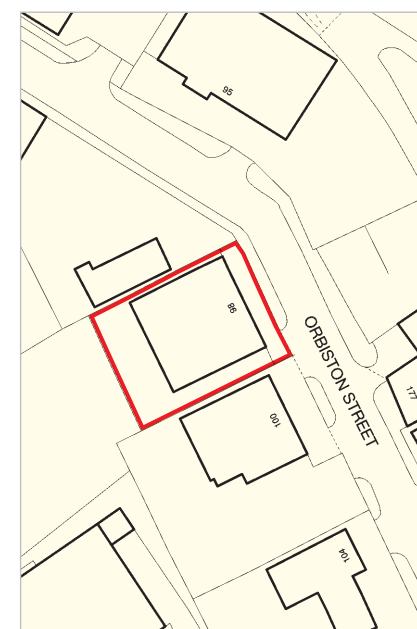
## 98 Orbiston Street Lanarkshire ML1 1PX

- **Heritable Commercial Investment**
- Presently used as a Place of Worship, café and interiors shop
- Let to Hope United Church on a lease expiring in 2025 (1)
- Detached warehouse style building benefitting from parking to the front and a yard to the rear
- Rent Review 2020
- Current Rent Reserved  
**£19,750 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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### Tenure

Heritable.

### Location

Motherwell is one of the principal towns in North Lanarkshire, and is located approximately 12 miles to the south-east of Glasgow city centre. The town has a resident population of around 35,000 people and benefits from a large catchment area. Communications to the town are excellent, with the M73/M74 interchange situated nearby. The property is situated on the north side of Orbiston Street in an established and predominantly industrial and trade counter location. Occupiers close by include Gala Bingo, Martin Plant Hire, a Jehovah's Witness Church, Pearson Architecture and JMR.

### Description

The property is arranged on ground floor only to provide a warehouse style building, which is presently used as a Place of Worship, café and interiors shop. There is also ancillary office accommodation, a children's play area, meeting rooms and WC facilities. The property benefits from car parking to the front and there is a yard at the rear providing loading access and a children's play area.

The property provides the following accommodation and dimensions:

**Ground Floor (GIA)**                      **471.1 sq m**                      **(5,071 sq ft)**

### Tenancy

The entire property is at present let to HOPE UNITED CHURCH for a term of 15 years from 29th January 2010 at a current rent of £19,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There are tenant break options in the fifth (not operated) and tenth years (1).

### Tenant Information

Website Address: [www.hopeunited.org.uk](http://www.hopeunited.org.uk)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC not required.