wbf.
whitelaw baikie figes

property details

PRIME BETTING OFFICE/CLASS 1A

TO LET

42 BRANDON PARADE EAST
MOTHERWELL ML1 1LY



Location

Population 35,000 approx, Motherwell is located approx.17 miles south east of Glasgow City Centre. It has excellent rail link and connects directly to the Motorway network.

The unit occupies a prominent position on Brandon Parade East Street adjoining Cooper Butcher and a CTN, Ramsdens, Greggs, Boots, BHF, Coral and Wm Hill are all nearby.

Description

The premises comprise a ground floor shop with first floor store forming part of a modern parade. Generous car parking facilities are located to the rear of the premises

Accommodation

The estimated main dimensions and net internal areas are as follows:-

Net Frontage:	4.26m	(14' 0")
Internal width	4.58m	(15' 0")
Sales Depth:	12.52m	(41' 0")
Sales Area:	57.34m²	(617 ft²)

N.B. These floor areas exclude staff room and toilet.

Indicative Floor plans are available.

Energy Performance Certificate

A copy of the Certificate and Report will be available for inspection.

Lease Terms

The lease expires 21st October 2027. A longer period may be available.

Rent

The current rent is £24,600 per annum.

Rating

The undernoted RV was obtained from the SAA website.

Rateable Value: 1st April 2026	shop £9,300
	store £1,150
UBR ('26'27):	£0.481

Estimated rates payable for 26/27 is shop £4,474, Store £53 per annum approx. A qualifying user under the Small Business Bonus Scheme may secure a 100% discount. NO RATES PAYABLE. Check with the relevant Council Department

VAT

It is understood VAT is not payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction, with the ingoing Tenant being responsible for LBTT, registration dues etc and VAT incurred thereon.

Entry

By arrangement.

Whitelaw Baikie Figes Chartered Surveyors 81 St Vincent Street Glasgow G2 5TF
t.0141 221 6161 f.0141 204 3335 www.wbf.co.uk

To review our services visit www.wbf.co.uk

Money Laundering Regulations

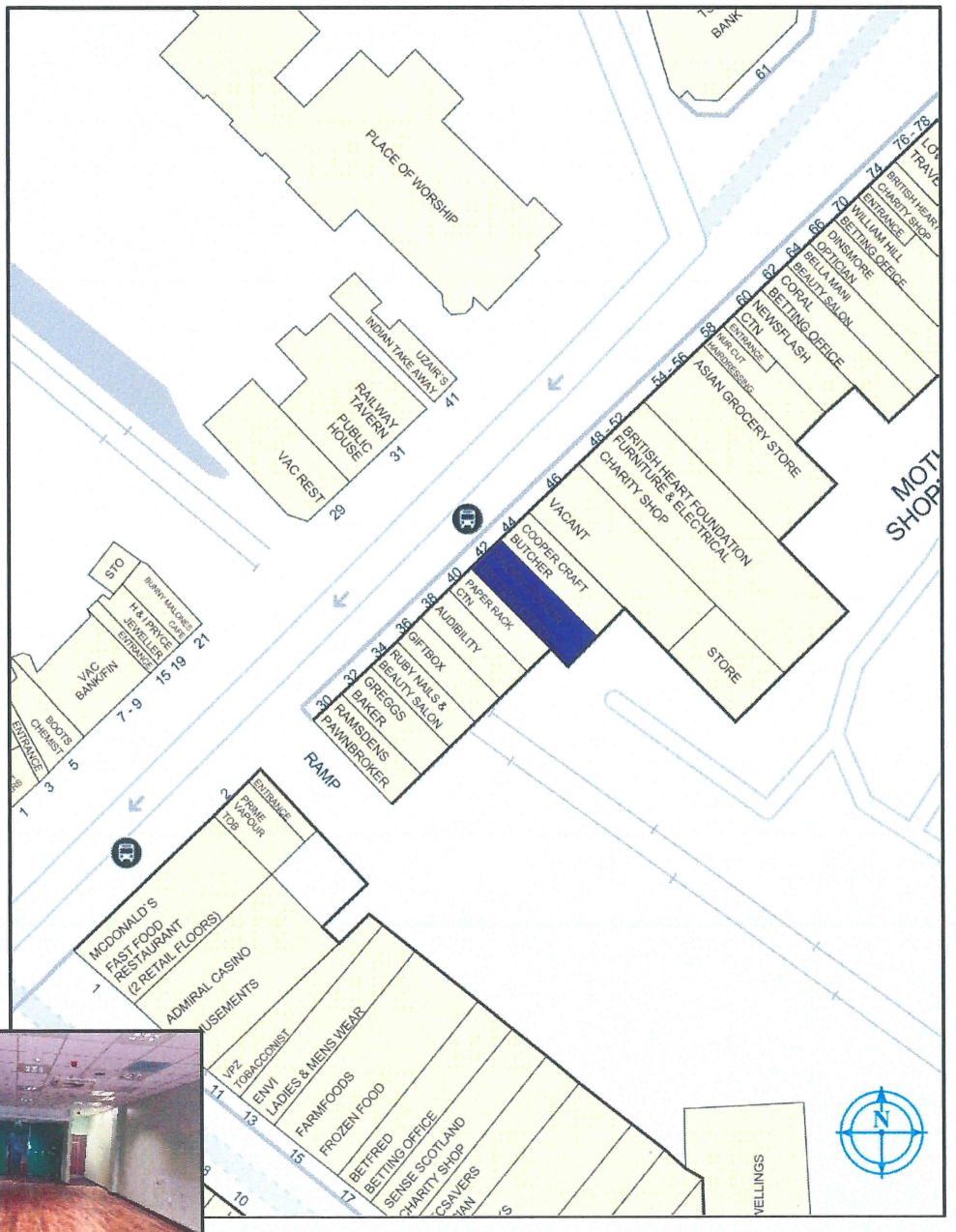
To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective tenants which will, at a minimum, include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms

Viewing/Further Information

Strictly through the sole agents:
Whitelaw Baikie Figes.

Contact: David Rooney
Tel: M 07831 489379 david@wbf.co.uk

LOCATION PLAN





Details Updated : 3rd November 2026

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property,
iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.