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whitelaw baikie figes

property details

PRIME BETTING OFFICE/CLASS 1A

TO LET

216 MAIN STREET
BELLSHILL ML4 1AB



Location

Population 20,000 approx., Bellshill is located approx. 10 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 Main Street adjoining Keystore and Brown Optician. Semi Chem, Farmfoods, Wm Hill, Ladbrokes, Specsavers, Ramsdens, Optical Express, and Cancer Research are all nearby.

Description

The premises comprise a ground floor shop forming part of a traditional two storey and attic building with residential above. 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:	3.80m	(12'6")
Internal width	4.74m	(15'6")
Sales Depth:	16.45m	(54'0")
Sales Area:	77.52m²	(834 ft²)

N.B. These floor areas exclude staff room and customer toilets.

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 July 2028. A longer period may be available.

Rent

The current rent is £18,000 per annum.

Rating

The undernoted RV was obtained from the SAA website.

Rateable Value: 1st April 2026	£12,800
UBR ('26'27):	£0.481

Estimated rates payable for 26/27 is £6157 per annum approx. A qualifying user under the Small Business Bonus Scheme may secure a 25% discount. 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.

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.

Whitelaw Baikie Figes. Chartered Surveyors 81 St Vincent Street Glasgow G2 5TF
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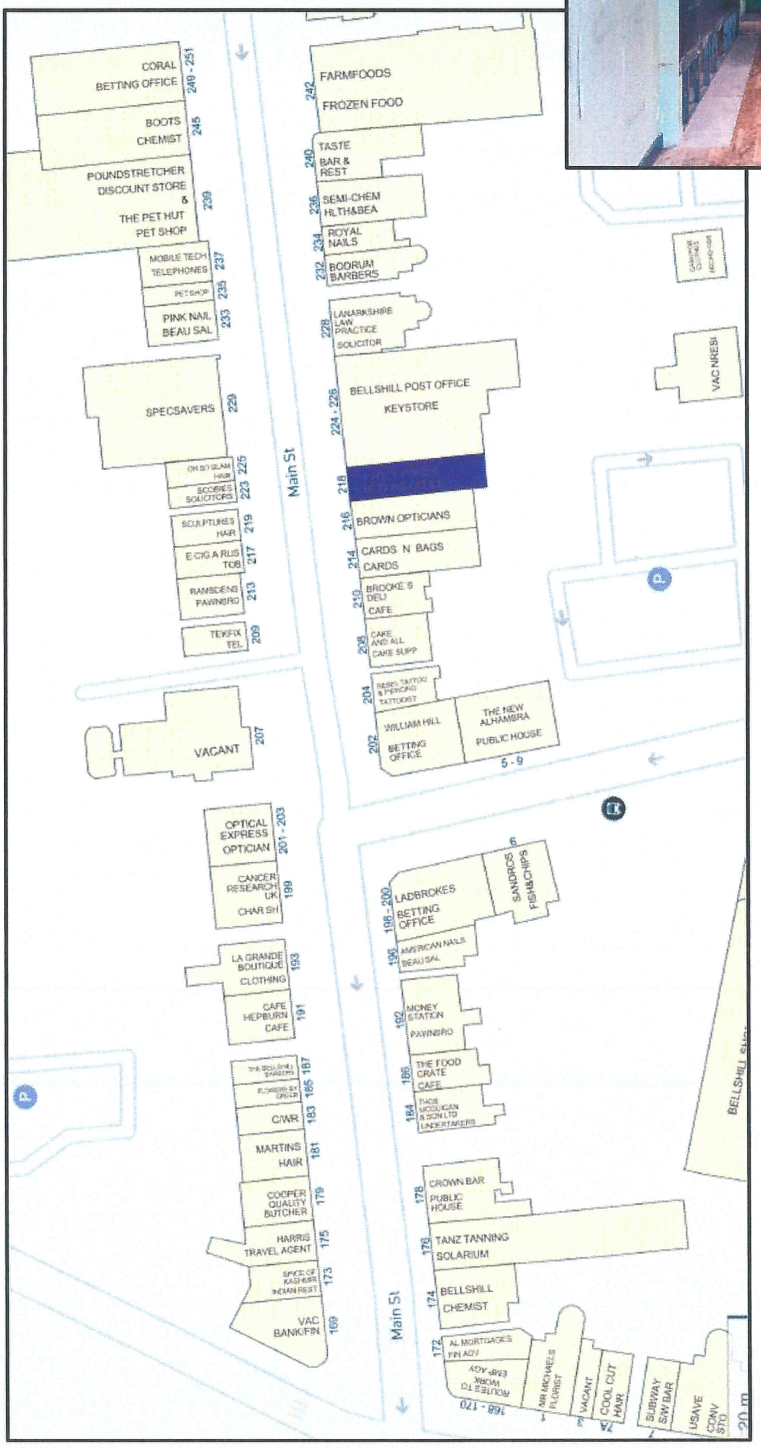
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Viewing/Further Information

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:

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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.
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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.