

# Lot 58, 57 Kirk Road, Wishaw, North Lanarkshire ML2 7BL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Substantial Heritable Development Opportunity

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## Property Information

### Substantial Heritable Development Opportunity

- Former Bingo Hall in Wishaw Town Centre (category C listed)
- Approximately 34,010 sq ft
- Development and change of use and development opportunities to include residential, community use or storage (subject to consents)
- Of interest to owner occupiers, investors and developers
- Nearby occupiers include Iceland, Santander, Costa, Subway, Domino's and JD Wetherspoon (opposite)
- VAT not applicable

**Lot** 58  
**Auction** 25th September 2024

**Vacant Possession**  
plus £12,500 pa from Radio Mast (Holding Over) (1)

**Sector** Development  
**Status** Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 18 miles south-east of Glasgow  
**Roads** A73, A721, M8 (Junction 6), M74 (Junction 8)  
**Rail** Wishaw Railway Station  
**Air** Glasgow Airport

### Situation

The property is prominently situated on the northern side of Kirk Road, in the heart of the town centre. Nearby occupiers include Iceland, Santander, Costa, Subway, Domino's and JD Wetherspoon (opposite).

### Tenure

Heritable. (Scottish equivalent of Freehold).

### EPC

The EPC will be available to view online in the solicitor's legal pack.

### Description

The property comprises a substantial, category C listed, former bingo hall arranged over ground, basement, mezzanine, circle and circle foyer floor levels. The property benefits from income from a radio mast on the roof (1).

### VAT

VAT is not applicable to this lot.

### Planning

The property may lend itself to alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with North Lanarkshire Council. ([www.northlanarkshire.gov.uk](http://www.northlanarkshire.gov.uk)) (Phone: 0345 143 0015)

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant
Ground	Former Bingo Hall	1,570.81	(16,908)	VACANT
Basement (Plant)		-	-	
Mezzanine		334.90	(3,605)	
Circle Foyer		375.35	(4,040)	
Circle		878.63	(9,457)	
<b>Total</b>		<b>3,159.69</b>	<b>(34,010)</b>	

(1) Please note that the property is subject to income from a radio mast on the roof at £12,500 pa, payable annually in advance from 18th April. The lessee is holding over and terms have been agreed for a new lease at a new rent of £5,000 pa, with all professional costs to be met by the mast lessee - please see legal pack.



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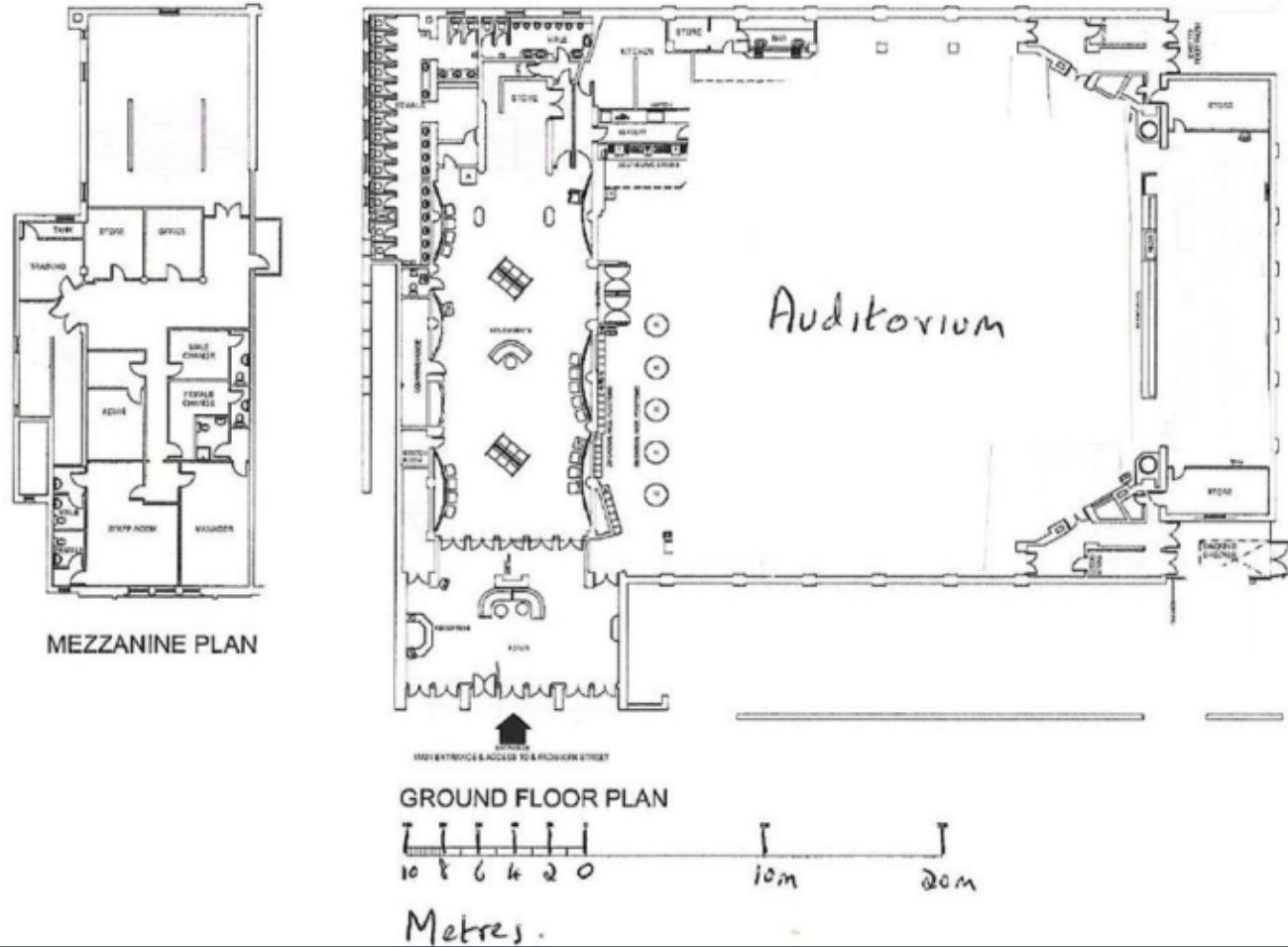
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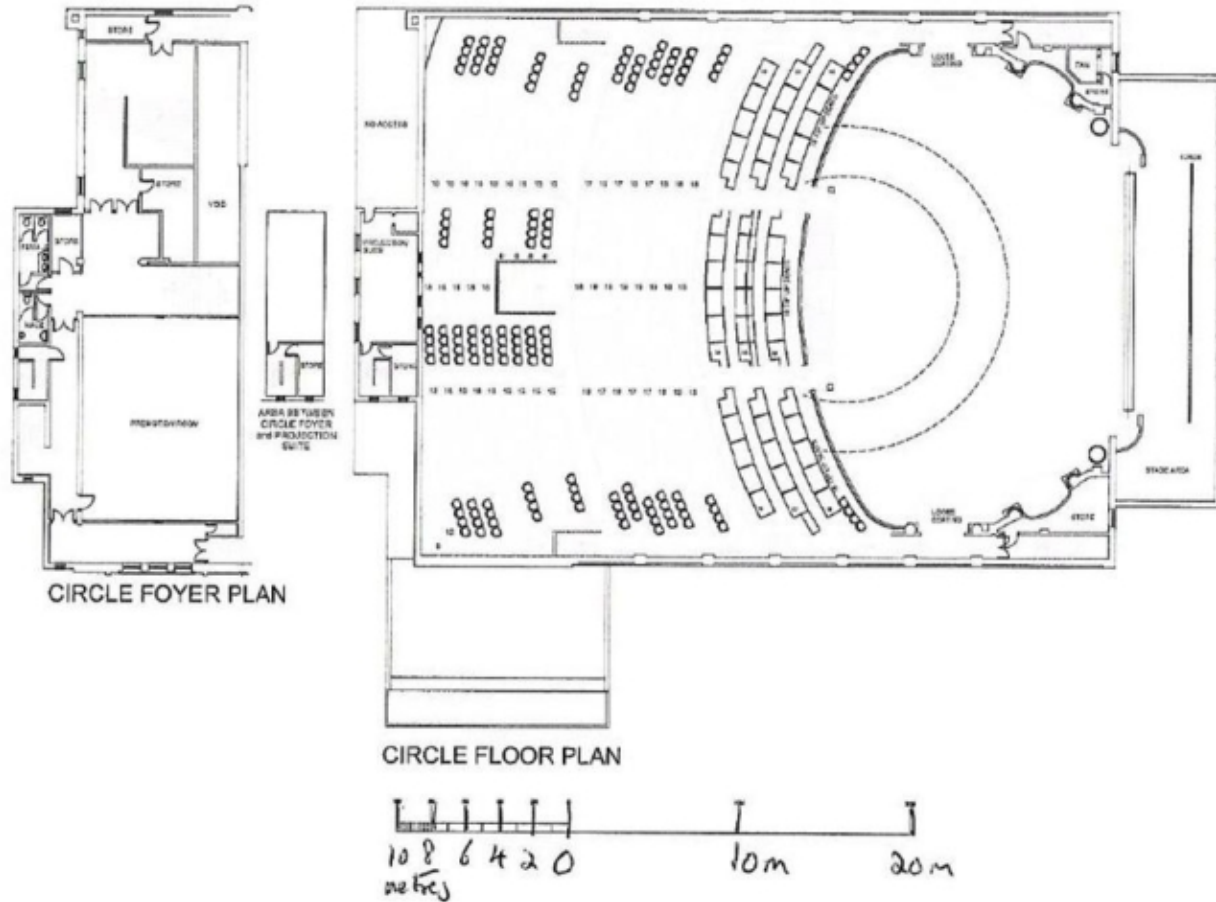
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## Contacts

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### Seller's Solicitors

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2024

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