



# TO LET/ FOR SALE

DEVELOPMENT OPPORTUNITY

5,000 sq.ft  
(465 sq.m)

**M**

**POTENTIAL DEVELOPMENT SITE**

Bell Quadrant  
Motherwell, Carfin  
ML1 4GR

Local Occupiers Include

**SUBWAY** **GREGGS**

**farmfoods** **COSTA** **TESCO express**

# M BELL QUADRANT

# DEVELOPMENT OPPORTUNITY

## LOCATION

Carfin is situated 1 mile north east of Motherwell, one of North Lanarkshire's principal towns, some 17 miles south east of Glasgow City Centre. The wider catchment is approximately 400,000 people within a 6 mile radius.

## DESCRIPTION

The development is situated at the heart of Carfin and benefits from a prominent roadside frontage along the A723, which is the main arterial route linking Carfin with Motherwell. Existing occupiers include Tesco, Farmfoods, Greggs, Indigo Sun, Barnardos, Tao / Indian Delight (takeaway), Beauty & Glamour, Carfin Dental Care, Bet Fred, Subway and Plutus (takeaway). There is onsite parking for 114 vehicles.

## UNIT SIZE

Total Area: 5,000 sq.ft (465 sq.m).

## RENT

Price on application.

## RATEABLE VALUE

Rateable Value: TBC. The subjects will be assessed on completion of the development.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

Service Charge: TBC.

Insurance: TBC.

## EPC

Further information available upon request.

## PLANNING

Benefiting from Class 1, 2 & 3 (Hot Food Consent). It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## VAT

All rents, prices and premiums etc are exclusive of VAT.



12

Retail Units On-Site



22,891 sq.ft

Total Area



What Three Words

liberated.counts.skidding

# M BELL QUADRANT

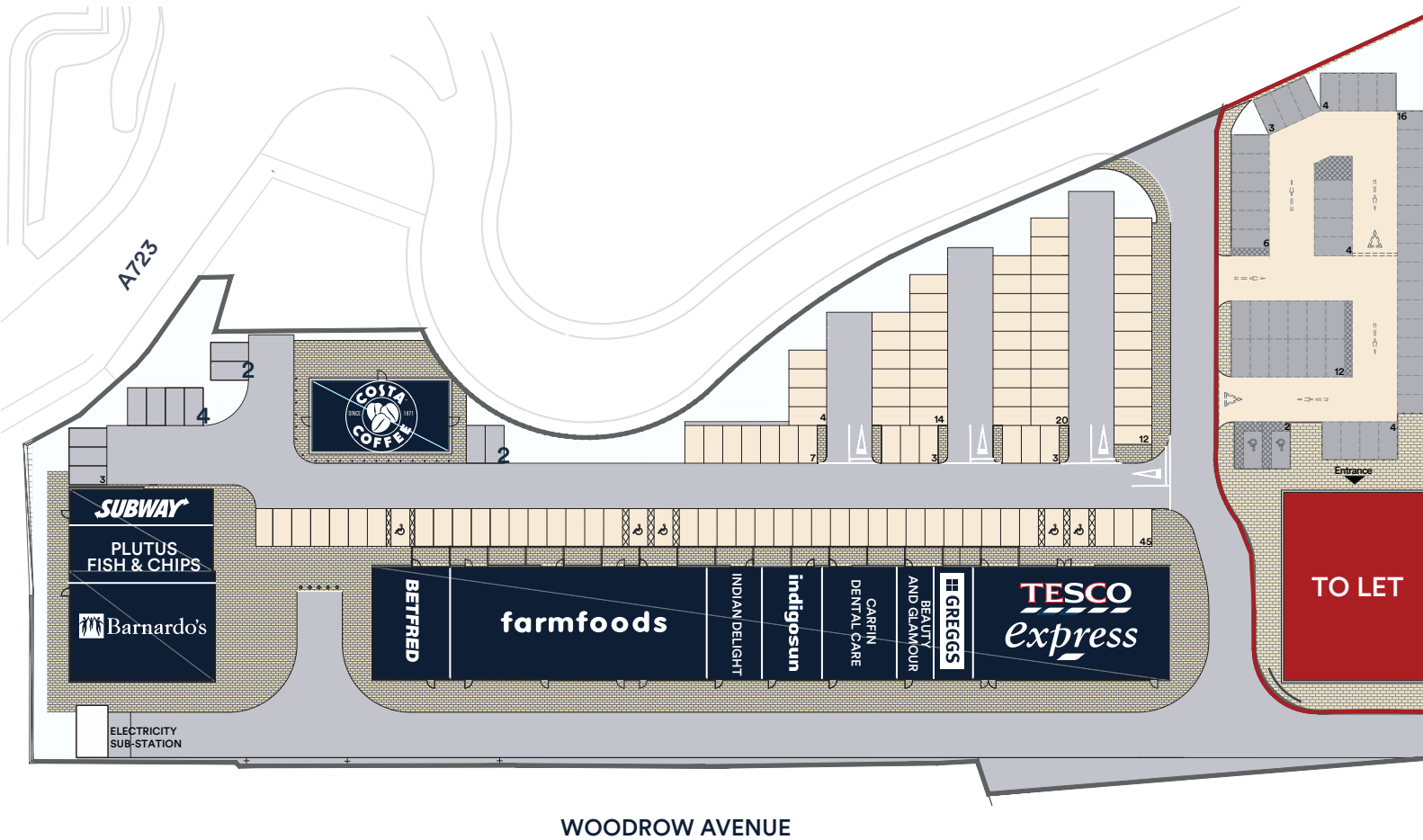
# SITE PLAN



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**Viewing**  
Strictly via prior appointment:



## DEVELOPMENT OPPORTUNITY

Proposing to create a new purpose built, free standing, roadside retail / leisure opportunity in close proximity to the main vehicular entrance to the park. There will be additional parking for 51 vehicles. The subjects will be available to a standard shell specification and will extend to the following internal area: **Ground Floor 5,000 sq.ft (464.51 sq.m).**

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