

62

WEST MAIN STREET

Harthill, Shotts, North Lanarkshire, ML7 5QD

**McEwan Fraser Legal**
Solicitors & Estate Agents

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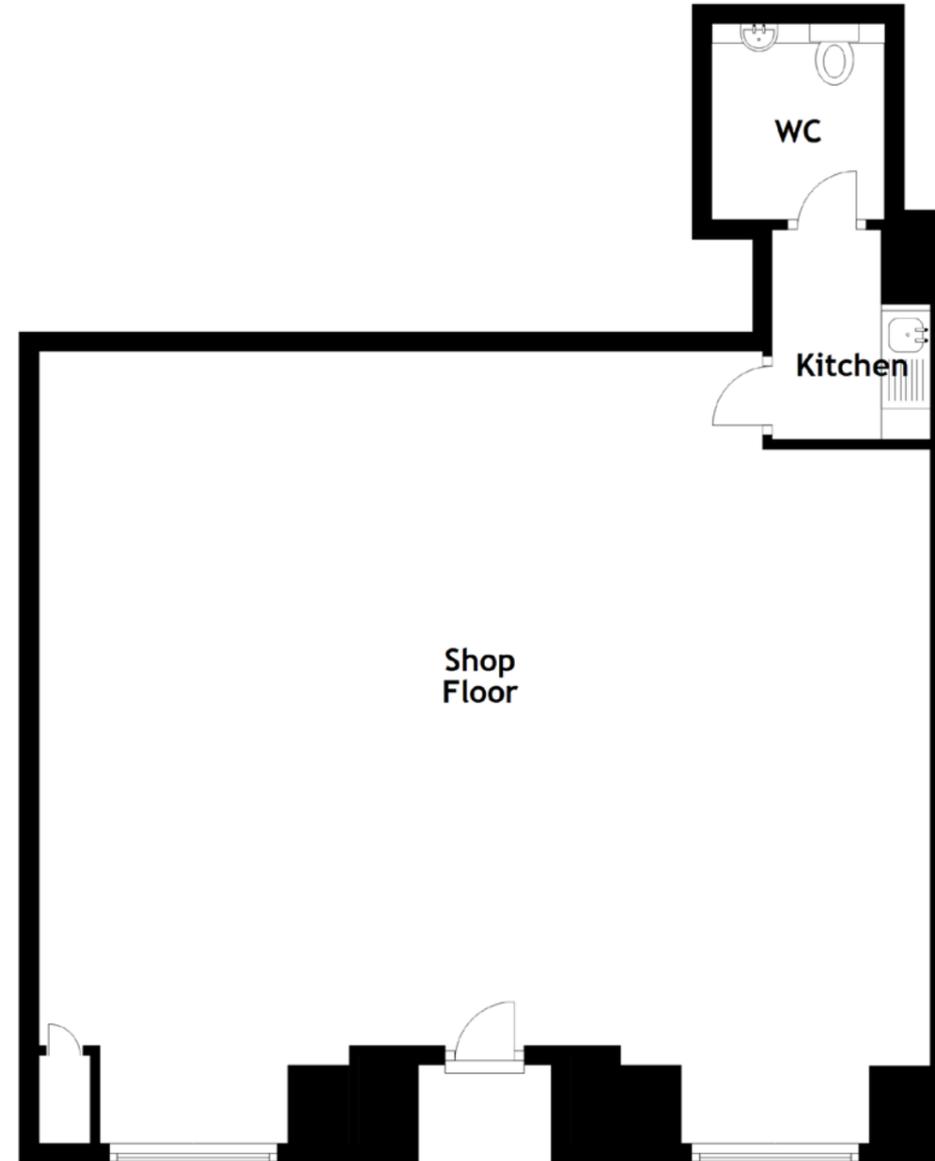
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McEwan Fraser Legal are delighted to be able to present to the market this unique fully-refurbished freehold retail unit. The unit is presented in brand-new unused condition, having just been completely refitted to a very high-quality standard throughout. Today the opportunity for a fast food outlet or many other high-yield businesses is huge and by utilising its location, space and trading hours, it could be developed into a plethora of successful different ventures.

It is clear the current owners have not held back in spending money on the creation of a well set up and attractive trading space with a staff area and toilets. The shop floor space is a generous size and brings opportunities for many trading formats. There are also two large window display areas. There is of course the opportunity to configure the space in a completely different format. Early viewing is recommended for seasoned traders, budding entrepreneurs, commercial space Buy-to-let investors, and those with an eye for a first-class business opportunity.





FLOOR PLAN & DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

- Shop Floor - 9.05m (29'8") x 8.10m (26'7")
- Kitchen - 2.15m (7'1") x 1.60m (5'3")
- WC - 2.00m (6'7") x 1.75m (5'9")

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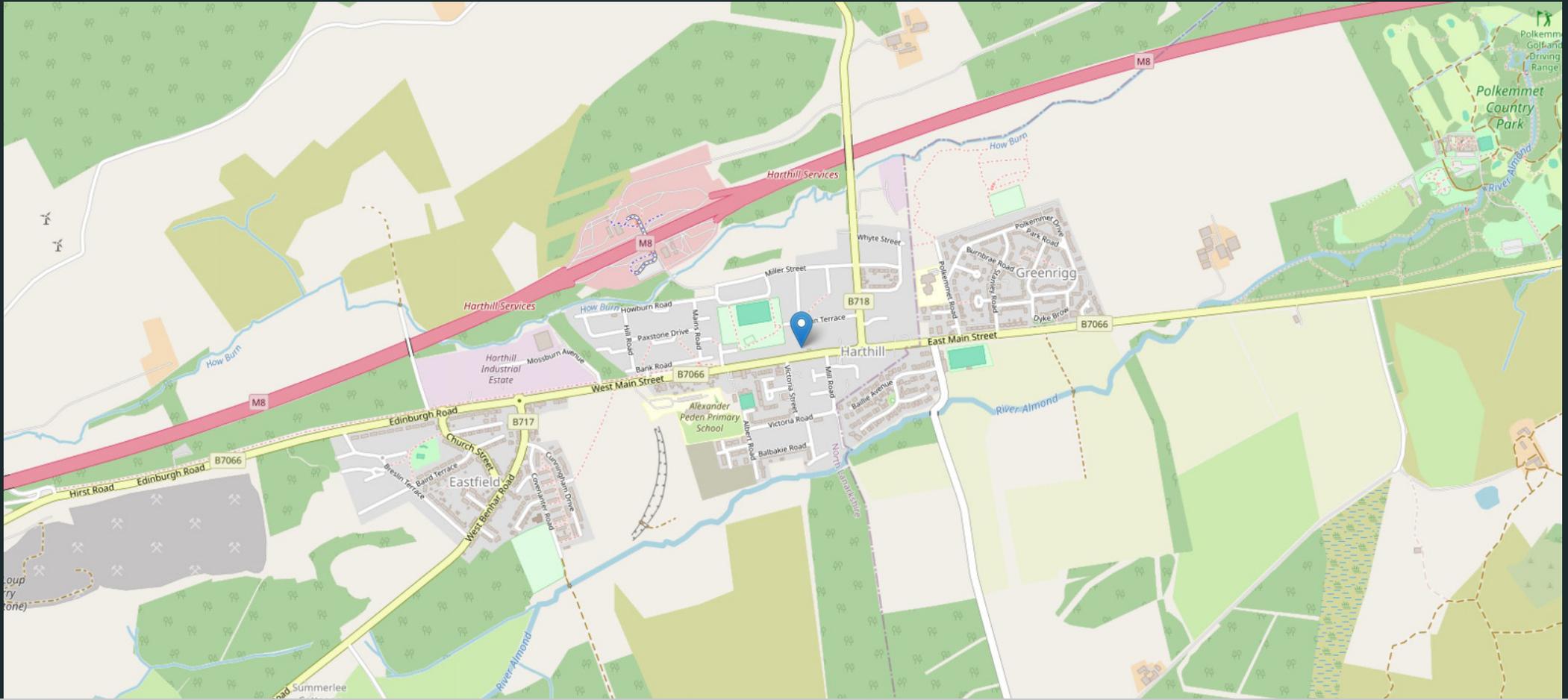
THE LOCATION

Harthill is a traditional village in Lanarkshire. The village boasts a range of shops, a supermarket, post office, chemist and a primary school. Further facilities can be found in the surrounding towns of Whitburn, Shotts and Bathgate.

Polkemmet Country Park is located within walking distance of the town and incorporates woodland and riverside walks, a golf course, cafe and play area

The village sits close to the M8 providing easy road access to both Edinburgh and Glasgow. There is also a bus route to Edinburgh and rail links in the nearby towns of Blackridge and Armadale.





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