



## 131D Main Street

, Overtown, ML2 0QF

**£595 Per month**

Retail unit with window frontage. Internally a spacious shop floor with kitchen area, wc facilities and the bonus of rear door access and parking.

Part of the ground floor of a 2 storey terrace building having retail uses to the ground floor and residential flats above.

Busy Main Street with considerable footfall and traffic.

Any retail use or an office subject to any necessary local authority consents.

#### AREA:

456 sq ft in its entirety

#### LOCATION:

Fronting Main Street which forms part of the A71 running through the village connecting the Clyde Valley to North Lanarkshire, including Wishaw and Newmains, whilst Law and Carluke are also nearby. Overtown has experienced considerable development in recent years, particularly of private residential housing.

- Busy Main Street with considerable footfall and traffic
- Large Front Shop
- Rear Door Access
- Window Frontage
- Kitchen and wc facilities

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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## Floor Plan



## Area Map



## Energy Efficiency Graph



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