

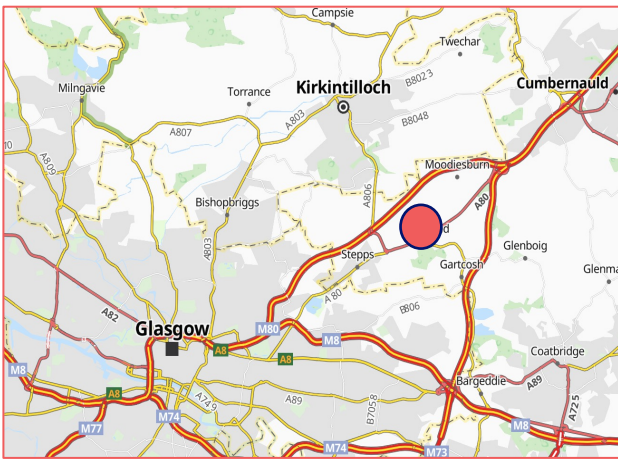


## FOR SALE – RETAIL / OFFICE PREMISES

896 SQ FT

100A CUMBERNAULD ROAD, MUIRHEAD, G69 9AB

- Excellent owner-occupier / investment opportunity
- Benefits from Class 1A consent
- Easy M73 & M80 motorway access
- On-street parking provided
- Eligible for 100% rates relief
- No VAT on purchase price
- Nearby occupiers include Co-op Food, ELS Bathroom & Kitchen Showroom, Ashoka India Restaurant, La Campagnola Italian Restaurant and Muirhead Post Office



## LOCATION

- Muirhead is located within the North Lanarkshire Local Authority Region just 7 miles north-east of Glasgow City Centre and 6 miles south-west of Cumbernauld
- More specifically the property is situated on the south side of Cumbernauld Road, a short distance east of the A80
- The M80 is accessible via Junction 3 just 1.5 miles north-west whilst Junction 2A of the M73 is just 2 miles south-east
- Neighbouring occupiers include the Co-op Food, ELS Bathroom & Kitchen Showroom, Indish India Restaurant, La Campagnola Italian Restaurant and Muirhead Post Office.

## DESCRIPTION

- Self-contained ground floor retail / office premises forming part of a larger retail parade
- Externally benefits from modern aluminium framed shopfront with pedestrian access door
- Internally provides open-plan office accommodation to the front with a series of private offices beyond, these have been formed using stud partitions so can be easily removed if required
- Male & Female WC's and a kitchen tea-prep are provided
- Parking is provided to the front of the property
- Specification includes; carpet floor tiles, suspended ceiling, electrical panel radiators

## ACCOMMODATION

NIA 83.24 sq m 896 sq ft

## BUSINESS RATES

RV £6,700

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## PLANNING

Class 1A

Shops and financial, professional and other services

## EPC

Available on request

## ASKING TERMS

Offers over **£125,000** are invited for our client's heritable interest in the subjects with the benefit of vacant possession.

## VIEWING & FURTHER INFORMATION

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