

TO LET

RETAIL PREMISES

48-50 GRAHAM STREET, AIRDRIE, ML6 6BU

LOCATION

Airdrie is a town in North Lanarkshire that is located approximately 11 miles to the east of Glasgow and has a population in the region of 38,000 people.

The subject premises are located in a 100% prime position on edge of the pedestrianised section on the south side of Graham Street, which is the main retail thoroughfare for the town.

Nearby occupiers include Costa, Specsavers, Boots, VPZ, WH Smiths, Greggs and Vodafone.

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and first floors of a stone built building under a pitched and slated roof with rear access to a service yard.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	24 ft 0 ins	7.32 m
Net Frontage	22 ft 3 ins	6.78 m
Ground floor	1,359 sqft	126.25 sqm
First Floor	791 sqft	73.48 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£15,500
Commercial Rate Pounding	£0.498
(exclusive of water and sewerage rates)	

Through the Small Business Rates relief scheme an incoming Tenant may benefit from a rates reduction. Further details upon request.

PLANNING

The premises currently benefit from Class 1 (Retail) consent, and may also be suitable for Class 2 (Office) consent or Class 3 (Coffee Shop) either by deemed Class 1A consent or through a formal planning application, depending on specific required use. Interested parties should make their own enquiries with the Planning Department at North Lanarkshire Council.



RENT

Offers in excess of £28,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum of 10 years and would be subject to 5 yearly upward only rent reviews.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the incoming tenant to be responsible for Land and Buildings Transaction Tax (LBTT) and registration fees.

ENTRY

By Agreement. Subject to vacant possession.

ENERGY PERFORMANCE CERTIFICATE

Further details available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

Peter Hutton

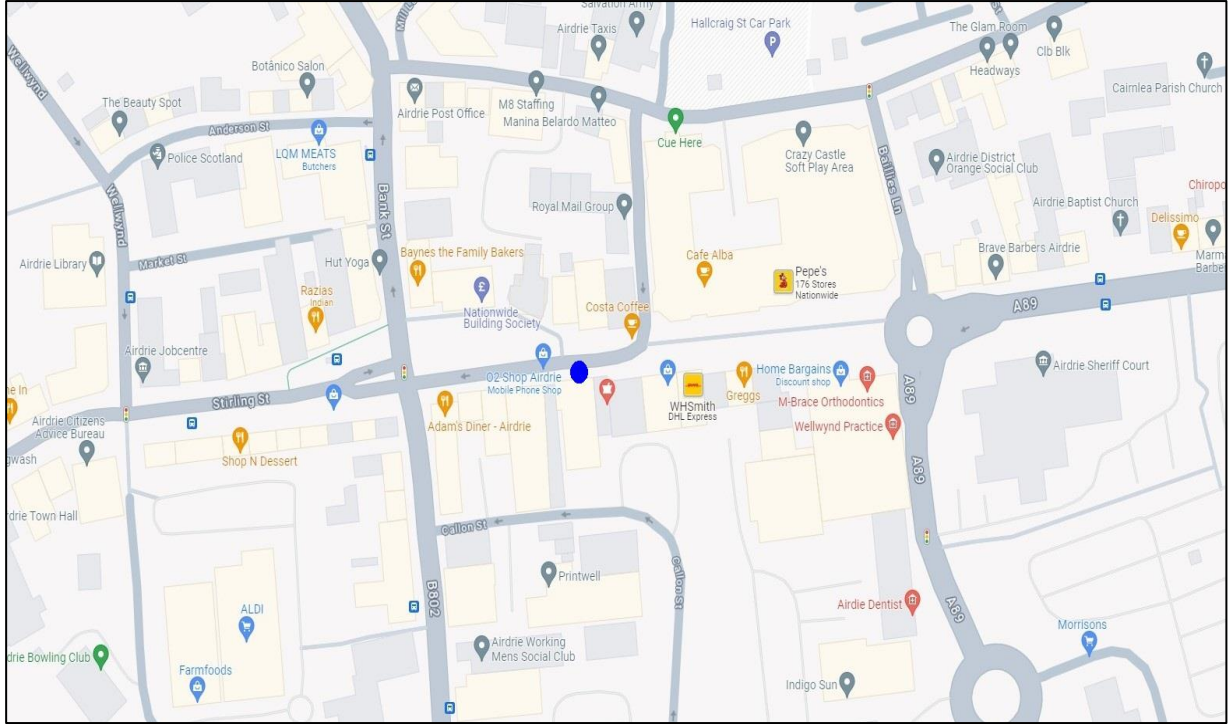
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RETAIL

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