



Prime Retail Unit

Established Retail Location

Rent: On application / Price: On application

Ground Floor 685 sq ft / Basement 574 sq ft

Location

Airdrie is a principal town in North Lanarkshire with an approximate population of 37,000. It lies 12 miles east of Glasgow and benefits from good road and rail links to Glasgow, Edinburgh and the South.

The subjects are located on the west side of Bank Street in the retailing heart of Airdrie with Graham Street immediately to the south. Neighbouring retailers include; Betfred, Baynes, Boots and British Heart Foundation.

Accommodation

The premises comprise the ground and basement floors of a 2 storey building with offices located on 1st floor.

The premises extend to the following approximate areas:

Ground Floor: 665 sq ft / 61.78 sqm
Basement: 574 sq ft / 53.32 sqm

Rent

On application.

Lease

The subjects are available on a new FRI lease.

Price

On application.

Rates

Rateable Value: £9,000
UBR (2020/21): £0.498
Rates Payable: £4,482 pa

The RV is below the £12,000 threshold therefore for ratepayers with only one non-domestic property there is 100% relief ie no rates are payable

Planning

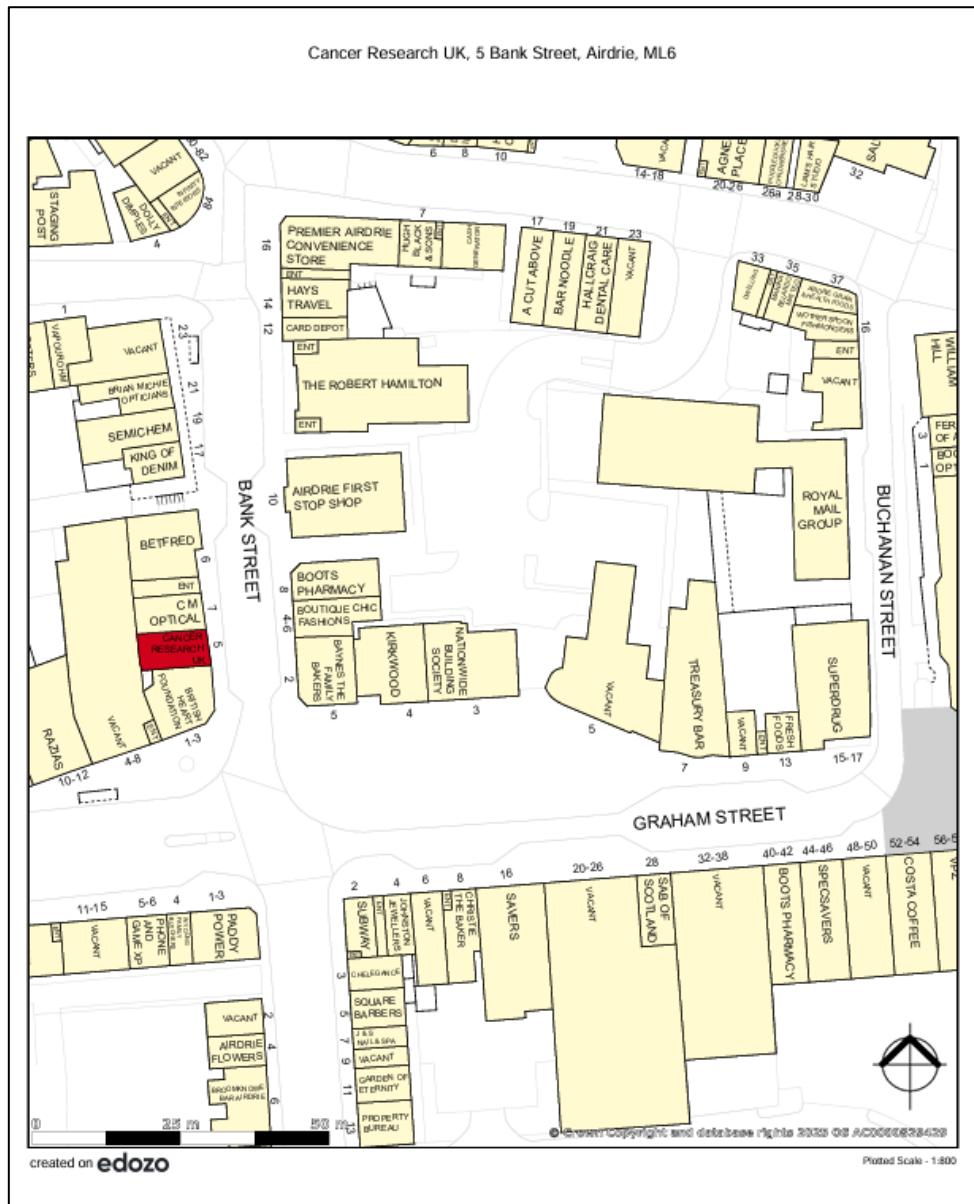
The subjects currently benefit from Class 1A consent and can therefore be used for retail, office use.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

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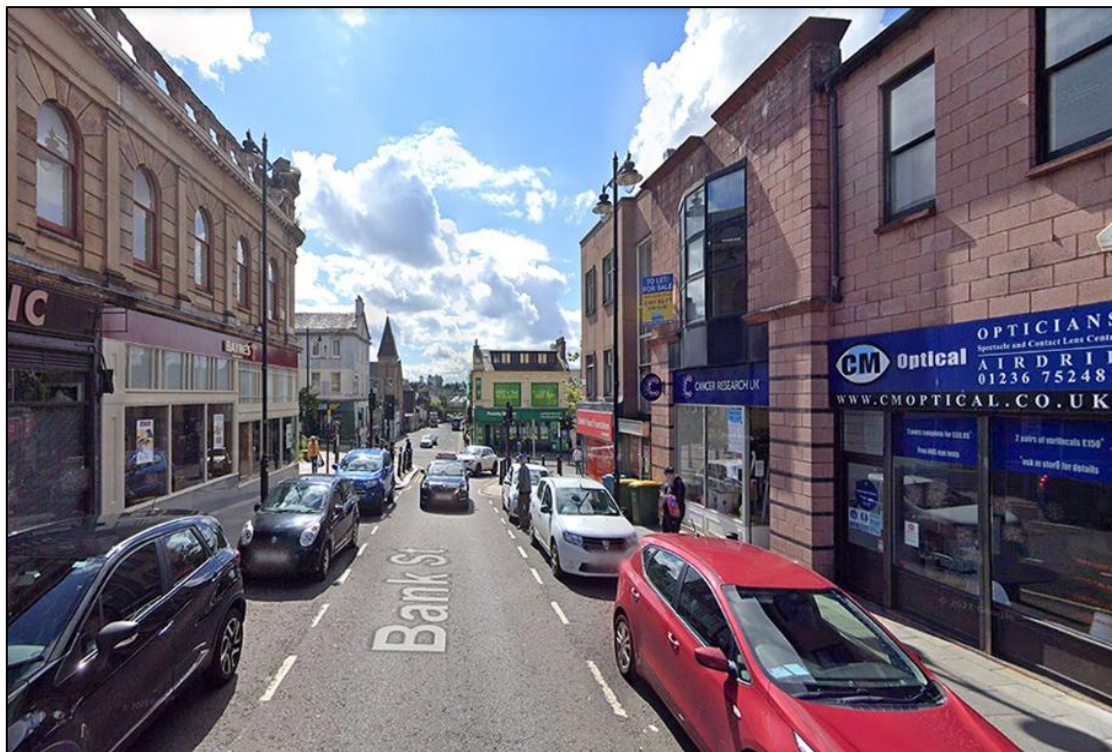
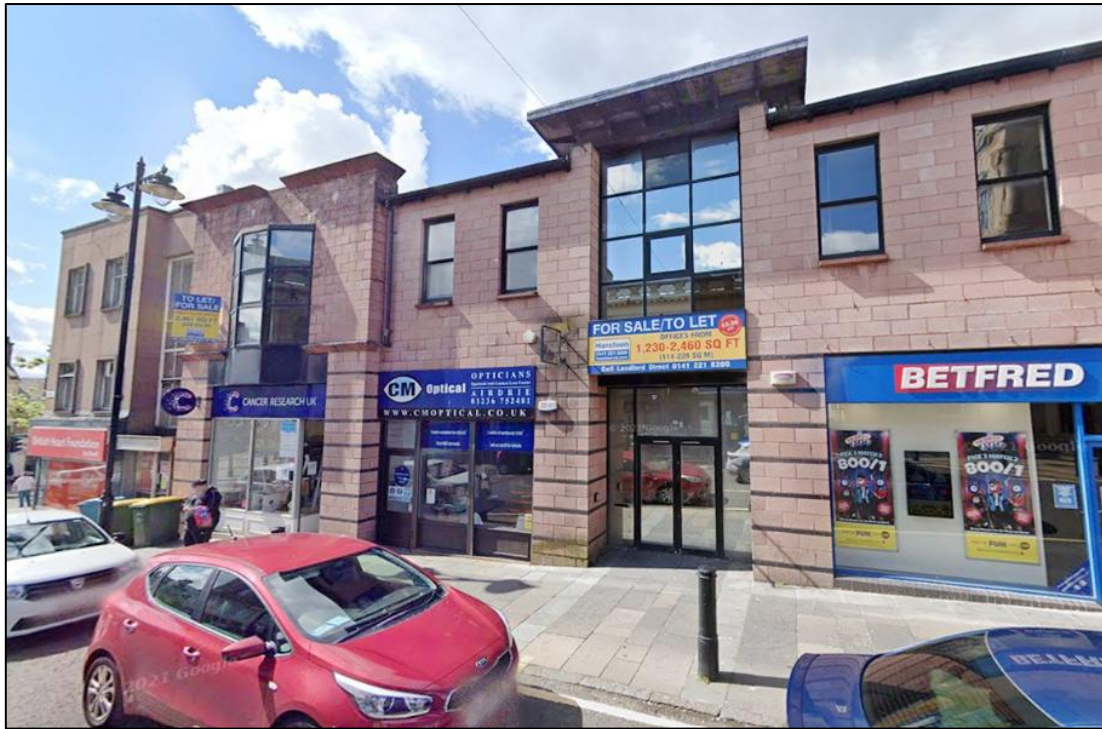
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5 Bank Street
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