

FOR SALE

PROMINENT RETAIL UNIT

UPPER FLOORS SUITABLE FOR REFURBISHMENT
CLASS 1 & CLASS 2 CONSENT

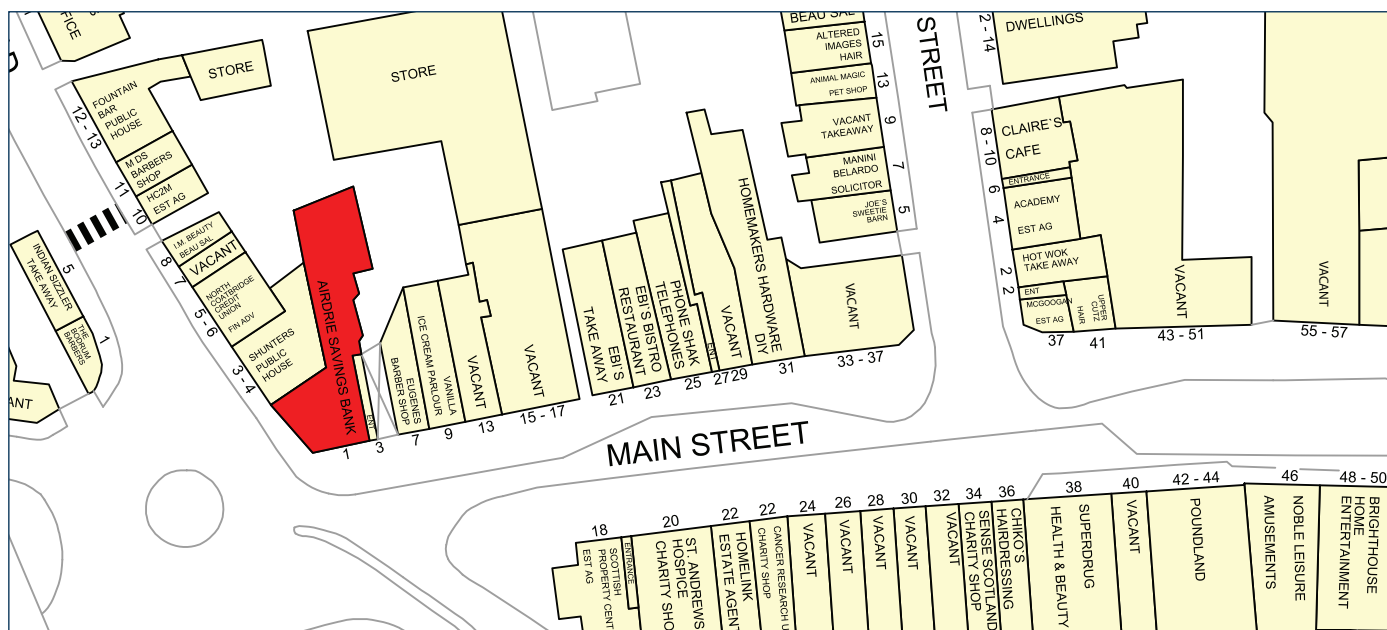


1 MAIN STREET
COATBRIDGE

SMITH COLE
WRIGHT

0141 226 4061

1 MAIN STREET, COATBRIDGE



LOCATION

Coatbridge is located approximately 11 miles east of Glasgow and 30 miles west of Edinburgh. The town's resident population is in excess of 40,000 people. The A275 dual carriageway provides ready access from the M73/M74 and M8 motorway networks.

The subject premises are located in an extremely prominent trading location within the town centre at its junction with Sunnyside Road, to the western edge of the main shopping street.

Occupiers in the immediate vicinity are both national and local and include a barber shop, [North Coatbridge Credit Union](#) and [Scottish Property Centre](#).

DESCRIPTION

The subjects comprise the entire corner block, having ground floor former banking hall together with 2 upper floors which are capable of being refurbished/renovated to form either flats or office accommodation. Vacant possession of the entire building is available. Access to the upper floors is by way of a separate access door.

ACCOMMODATION

We estimate that the subjects provide the following floor areas:

Ground Floor Banking Hall	1,677 sq ft	(155.80 sq m)
First Floor Offices	1,638 sq ft	(152.17 sq m)
Second Floor Offices	1,307 sq ft	(121.42 sq m)

TERMS

The premises are offered for sale with vacant possession and our clients are seeking offers in the region of £250,000 for the entire block.

TIMING

Our clients anticipate vacant possession being given around late May 2017.

RATING

We are verbally advised that the subjects are assessed for rates from 1st April 2017 as follows:

Rateable Value:	£21,000.00
Uniform Business Rate:	0.471p
Rates Payable:	£13,541

EPC RATING

The property has an EPC rating of F for the ground floor and G for the upper floors. Full documentation is available on request.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for Land and Buildings Transaction Tax, registration dues and VAT incurred thereon.

VIEWING & FURTHER INFORMATION

Strictly through the letting agents:

SMITH COLE WRIGHT

77 St Vincent Street
Glasgow
G2 5TF
T: 0141 226 4061
Ian Wright
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NOTICE:

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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise;

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(iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate;

(v) any rateable values quoted have been supplied by reference to the relevant local Rating authority. Interested parties are advised to satisfy themselves as to their accuracy.

DATE OF PREPARATION: Feb 2017