



## PROMINENT RETAIL UNIT (CLASS 3 PLANNING APPLICATION SUBMITTED)

- > NIA: 80.45 SQM (865 SQFT)
- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > POTENTIAL RATES RELIEF TO QUALIFYING OCCUPANTS
- > SUITABLE FOR A VARIETY OF USES
- > RENTAL: OFFERS IN EXCESS OF £16,000 PER ANNUM

# TO LET

**31 LAUCHOPE STREET, CHAPELHALL, ML6 8SW**

**CONTACT:** Adam Honeyman MA (Hons) MRICS  
Alasdair McConnell MA (Hons)

a.honeyman@shepherd.co.uk  
a.mcconnell@shepherd.co.uk

0141 331 2807 / 07720 466 035  
0141 331 2807 / 07393 803 404

[www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are situated on the East Side of Lauchope Street, occupying a prominent position upon the main retailing pitch in Chapelhall. Chapelhall is located 14 miles to the East of Glasgow within the North Lanarkshire area, in close proximity to the town of Airdrie. The town is well situated in terms of transport links, with junction 6 and 6a of the M8 Motorway network located a short distance to the south. The Eurocentral freight/ industrial estate is also located around 1 mile away.

## DESCRIPTION

The subjects comprise a self-contained, ground floor retail unit with an attractive glazed frontage facing onto Lauchope street. The unit benefits from electric roller shutters and automatic pedestrian sliding doors. Internally, the unit is split to provide a main retailing/servery area, with preparation areas and staff welfare facilities located to the rear. The subjects benefit from an attractive external patio area which may be suitable for external seating. Further seating facilities can also be arranged in the external yard space situated at the rear of the subjects.

## RENTAL

Offers in excess of £16,000 per annum are invited for the property.

## RATING

The subjects are entered in the current Valuation Roll with a rateable value of £7,500. As such, qualifying tenants may be eligible for 100% rates relief under the small business bonus scheme.

The rate poundage for 2020/2021 is £0.498 to the pound.

## EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

## PLANNING

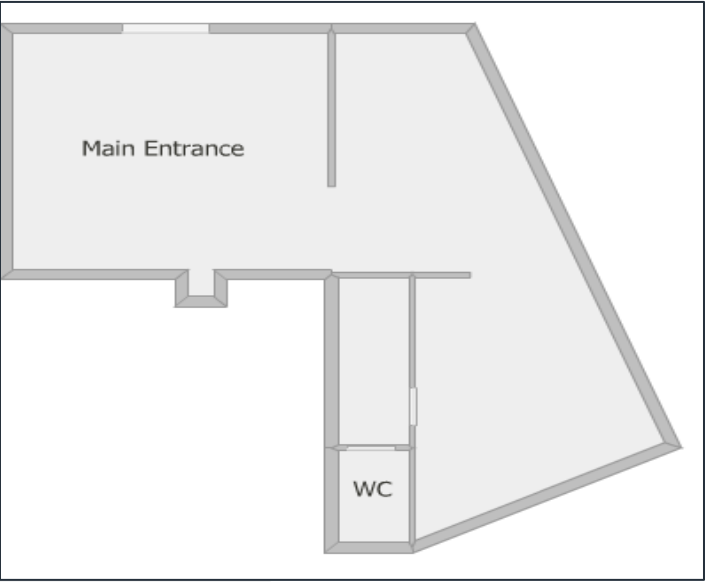
We understand that the premises currently benefit from Class 1 planning consent. An application has been submitted by the landlord, for a change of use to Class 3 Takeaway (Sui Generis). Further details can be provided to seriously interested parties.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

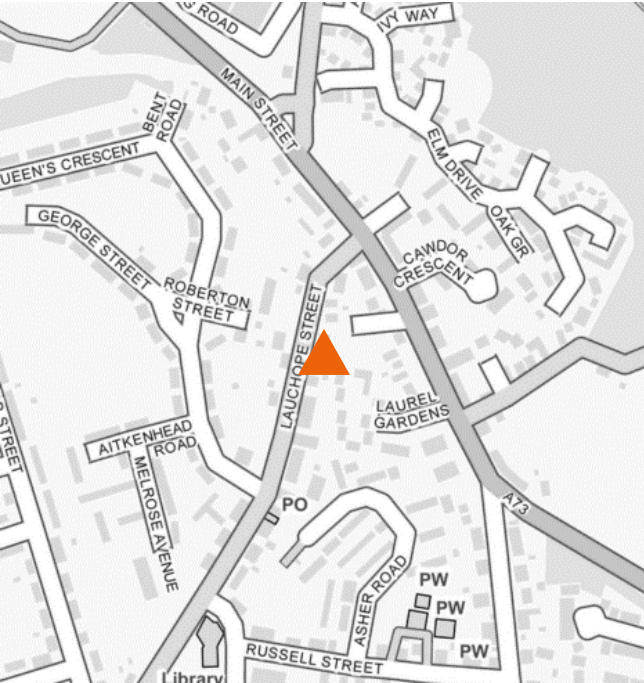


Plans are indicative only

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the net internal area of the subjects to be -

ACCOMMODATION	SqM	SqFt
TOTAL	80.45	865



**For further information or viewing arrangements please contact the sole agents:**  
**Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD**

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