



## SHOP / OFFICE TO LET

Hallcraig Street, Airdrie

### LOCATION:

Within Airdrie town centre, on busy Hallcraig Street near the junction with Mill Street, South Bridge Street and Bank Street.

The surrounding area displays a mix of local independent and national occupiers including Candyland, Busy Lizzies florist, holistic therapies, Cash Generator, Hugh Black & Son butcher, convenience store and post office.

There is a two deck free public car park on Hallcraig Street, on street parking is available on nearby South Bridge Street and there is a variety of car parks throughout the town centre.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

A mid terraced unit, part of the redevelopment of a 2 storey local landmark building, which provides retail/office units to the ground floor and flatted dwellings above.

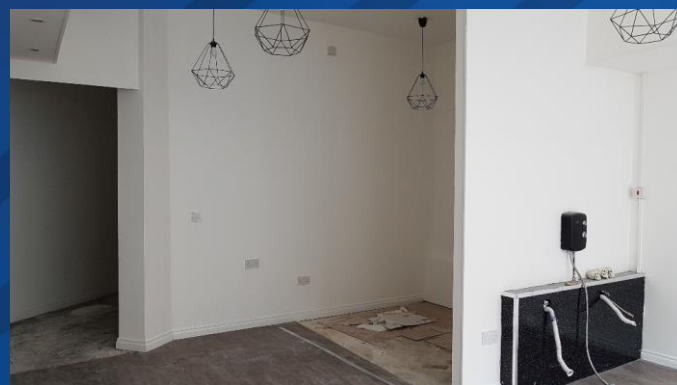
Twin replacement double glazed display with matching door to predominantly open plan sales area in two sections, narrowing to the rear with access to toilet and staff area.

## AREA:

404 sq ft/37.53 sq m or thereby net internal area.

**RATEABLE VALUE:** £7,600

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.



**ENERGY RATING:** Awaiting EPC

## RENT, LEASE DETAILS ETC:

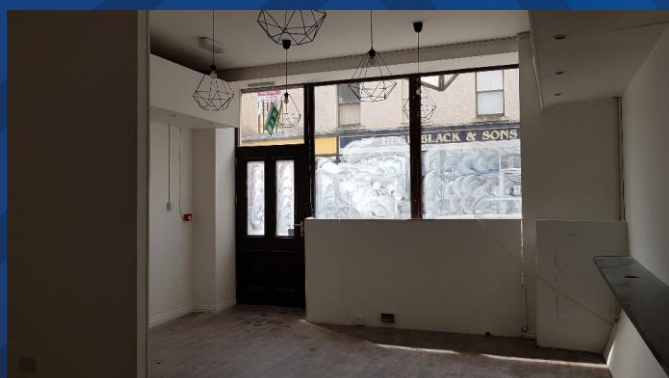
RENTAL OFFERS OVER £7,500 per annum (exclusive of VAT and local rates).

A new lease is sought for a negotiable term on standard, commercial, full repairing and insuring terms.

In the first instance, all offers should be submitted to Mr Cameron of this office.

## VIEWING:

STRICTLY by appointment with Whyte & Barrie as agents.



**REF: R519 Amended July 2019**

## NOTICE

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