

PROMINENT RETAIL UNIT

- > NIA: 692.84 SQ M (7,457 SQ FT)
- > PROMINENT RETAIL FRONTAGE
- > ON STREET PARKING
- > ACCESS AVAILABLE TO THE REAR
- > MAY BE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
- > CAPABLE OF SUBDIVISION
- > RENTAL: £30,000 PER ANNUM



TO LET

18 SOUTH BRIDGE STREET, AIRDRIE, ML6 6JF

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LOCATION

Airdrie is located approximately 13 miles east of Glasgow City Centre, 5 miles east of the town of Coatbridge and 1½ miles north of the M8 motorway thereby offering good means of access to the Central Scotland motorway network and beyond. According to the 2011 Census, the population of Airdrie was 37,132.

Airdrie enjoys good communication links being close to the M8 and M73 motorways which form part of the main Central Scotland motorway network and the A73 which links the M74 motorway at Abington to the A80 at Cumbernauld. The town enjoys good public transport links with a main line railway station located within the town centre.

More specifically the subjects occupy a prime position on the east side of South Bridge Street.

The adjacent location plan shows approximate position of the subject property for information purposed only.

DESCRIPTION

The subjects comprise a large retail unit set over ground and first floor. The unit is currently fitted out as a large retail store with sales area, staff area and ancillary space. The unit benefits from dedicated rear servicing area to the rear of the property. Given the size of the accommodation it may be suitable for a number of occupiers and represents a rare letting opportunity within Airdrie town centre.

RENT/ASKING PRICE

Our client is seeking offers in excess of £30,000 per annum excluding VAT for the benefit of a lease on standard commercial terms incorporating regular upwards only rent reviews.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £27,250.

PLANNING

We understand that the property has Planning Consent for its existing use Class 1 Retail. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

EPC

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

VAT

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

LEGAL COSTS

Please note that each part will be responsible for their own legal costs relative to any letting.

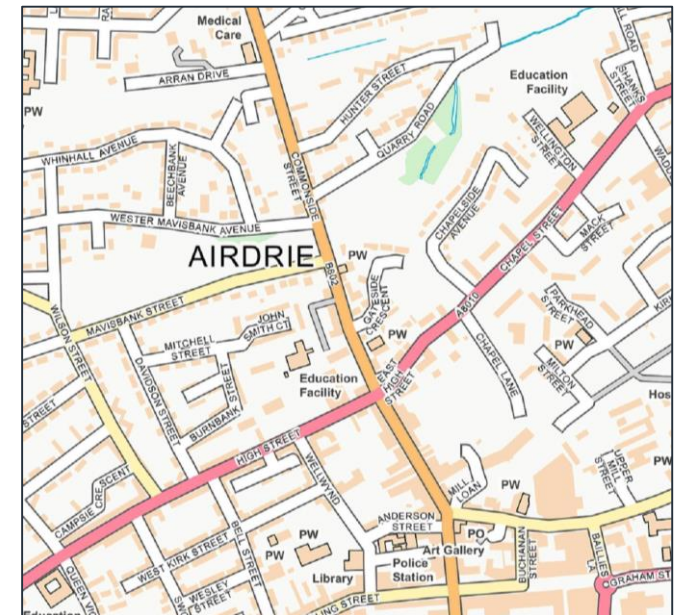
ANTI MONEY LAUNDERING REGULATIONS

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.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
Ground Floor	249.28	2,683
First Floor	443.56	4,774
TOTAL	692.84	7,457



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 5th Floor, 80 St Vincent Street. Glasgow, G2 5UB. 0141 331 2807
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www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: DECEMBER 2019**