



## TO LET – FORMER DELI/SANDWICH SHOP HOT FOOD TAKEAWAY APPLICATION PENDING

79 Graham Street, Airdrie

### LOCATION:

On Graham Street, the A89, to the east of Airdrie town centre close to Baillies Roundabout, the junction with Gartlea Road.

Some on street parking is available nearby on Graham Street and there are a number of free car parks throughout the town centre.

Airdrie Sheriff Court is directly opposite and Airdrie Community Health Centre is nearby whilst neighbouring occupiers are predominantly independent businesses and include McDonald Letting, Sensi hair, public house, McAfee solicitors, Bonar Accident Law, barbers.

The local road network offers easy access throughout Airdrie and to the remainder of North Lanarkshire whilst there are also connections to the M80 and M8.

### 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:

Part of the ground floor of a 2 storey and attic, sandstone and slated, terraced building having residential flats above.

Full width electric roller shutter to the frontage of a 2 section aluminium framed display window with matching door. Open plan retail/customer area with partition to back shop/kitchen/food preparation area and toilet beyond.

Formerly a deli/sandwich shop, the landlord is submitting a planning application for Hot Food Takeaway consent.

Prospective tenants could alter the internal lay-out to suit their particular requirements.

### AREA:

44.4 sq m/478 sq ft or thereby net internal area.

**RATEABLE VALUE:** £8,400

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



**ENERGY RATING:** Awaiting EPC

### RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £8,500 per annum** exclusive of VAT and local rates.

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

### VIEWING:

STRICTLY by appointment through ourselves as agents.



**REF: R515 Prepared Feb 2019**

### NOTICE

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