

FOR SALE

TOWN CENTRE RETAIL INVESTMENT

15-17 Graham Street, Airdrie, ML6 6AB



- NIA: 588.8 m2 (6,338 sqft)
- Prominent corner location within busy high street
- Large glazed display frontage
- High levels of passing footfall
- **Passing Rent : £40,000 p.a**
- **Sale Price: £425,000**
- **Net Initial Yield: 9.04%**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within the town of Airdrie which is positioned approximately 5 miles east of the Town of Coatbridge and approximately 1 mile north of the M8 motorway thereby offering good means of access to the central Scotland motorway network and beyond. The town enjoys good public transport links with a main line railway station located within the town centre.

More specifically the subjects are located on the North side of Graham Street at its junction within Buchanan Street within the main retailing parade within the town centre.

The plan overleaf illustrates the approximate location of the subjects for information purposes only.

DESCRIPTION

The subjects comprise of a three storey retail unit of traditional design. The subjects benefit from an extensive footprint within the town centre occupying a prominent corner location. The subjects benefit from a large double glazed double frontage directly onto Graham Street. Access to the subjects is via a pedestrian double doorway of glazed design.

Internally the subjects have been split to provide sales area at ground floor, with a rear staircase giving access to staff welfare areas, and storage on the first and second floor.

Floors throughout the ground floor are of a concrete design with walls being plastered and painted. Ceilings are of a suspended tile design which further incorporates fluorescent strip light fittings.

The first floor of the unit is mainly open plan storage space incorporating w/c facilities as well as staff welfare facilities. The second floor is a large open plan storage

ACCOMMODATION

The subjects extend to the following Net Internal Floor areas:

NIA : 588.8 m2 (6,338 sqft)

Sale Price

Our clients are inviting offers in the region of £425,000 for their freehold interest in the subjects.

A sale at this price would reflect a Net Initial Yield of 9.04%

RATING

The premises are entered in the current Valuation Roll with a rateable value of **£48,275**.

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LEASE TERMS

Tenant	Superdrug Stores PLC
Term	26/11/19 till 25/11/24
Break Option	25/11/22
Break penalty	A £10,000 penalty is to be paid if the break option is exercised
Passing Rent	The rent was previously £80,000 p.a.x which has now been rebased to £40,000 p.a.x

EPC

The property has an EPC rating of E.

A copy of the certificate can be made available upon request.

VAT

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

LEGAL COSTS

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

VIEWING

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

- A: Shepherd Chartered Surveyors
5th Floor
80 St. Vincent Street
Glasgow
G2 5UB
T: 0141 331 2807
E: Adam Honeyman – a.honeyman@shepherd.co.uk
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