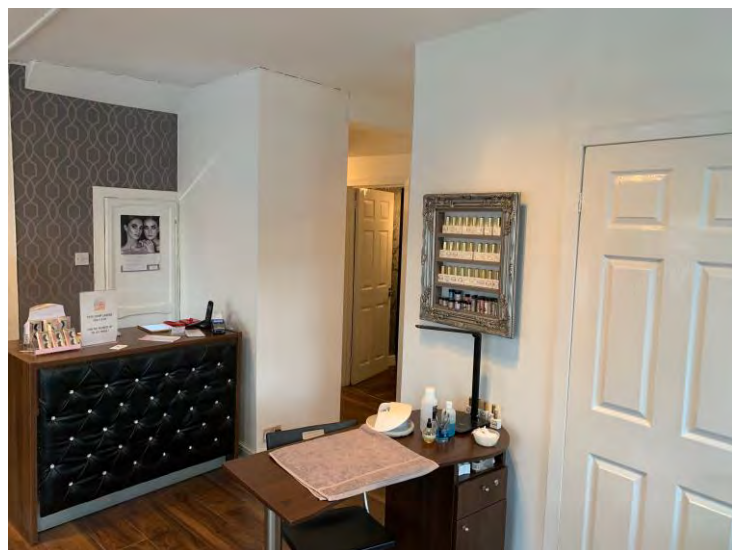




**ALLIED
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TO LET

1 High Street, Airdrie ML6 0DT

- Prominent position
- Return frontage
- Good car parking nearby
- Traded as a hairdressers for 6 years
- Seeking £12,000 per annum

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

The property is situated in Airdrie, one of the principal towns in North Lanarkshire with a population of circa 37,000.

The property enjoys a high profile position on the corner of South Bridge Street and High Street, one of the principal retail areas of the town and benefits from good car parking provision nearby. Occupiers in proximity include Aldi, Boots and a number of long established private traders.

DESCRIPTION

The property comprises a corner positioned ground floor retail unit contained within a well-maintained two storey building, the upper floor operating as a dental practice.

ACCOMMODATION

The accommodation comprises a regular shaped retail space which has been sub-divided to provide main salon, 3 consulting rooms, w.c. and store.

We calculate the net internal floor area of the property at 57.76 sq m (622 sq ft).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – F

RATING ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £7,700.

The property is eligible for the Small Business Bonus Scheme. Accordingly, rates may not be payable.

TERMS

Our client is seeking a full repairing and insuring lease for a minimum period of 5 years at a rent of £12,000 per annum.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Gant Strang | Tel. 0141 337 7575

Gregor.hinks@alliedsurveyorsscotland.com / grant.strang@alliedsurveyorsscotland.com