



FOR SALE/TO LET

RETAIL PREMISES

519 and 523 Main Street
Coatdyke, Coatbridge, ML5 3RX

- Suitable for variety of uses, subject to consent
- 100% rates relief available, subject to status
- Offers in the region of £80,000
- Rental of £11,500pa, for double unit

LOCATION

The subjects are situated on the north side of Main Street, near to its junction with East Muirhall Street and Deedes Street (A89), which is the principal traffic route leading through Airdrie and Coatbridge.

Nearby occupiers are represented by a mix of national and local retailers including William Hill Bookmakers, McConnechy's Tyres, a Chinese takeaway, tattoo studio and barbers.

Coatdyke forms part of the town of Coatbridge, which is located within the North Lanarkshire region, approximately 11 miles east of Glasgow.

The town has a population of around 41,000 persons and is well served by public transport.

DESCRIPTION

The subjects comprise two ground floor retail units currently interconnected to the rear, within a traditional terraced sandstone tenement.

Dedicated and separate access is afforded to the front elevation of the properties with both retail units benefitting from large display windows and doors to the front elevation.

519 Main Street – Internally the premises have been laid out to provide a large open plan sales area to the front elevation which has been recently partially refurbished, leading to an area dedicated to staff toilet accommodation, yet to be complete.

523 Main Street – The property has been laid out to form open plan sales area to the front, with staff/stock accommodation and the currently shared staff toilet accommodation to the rear.

FLOOR AREA

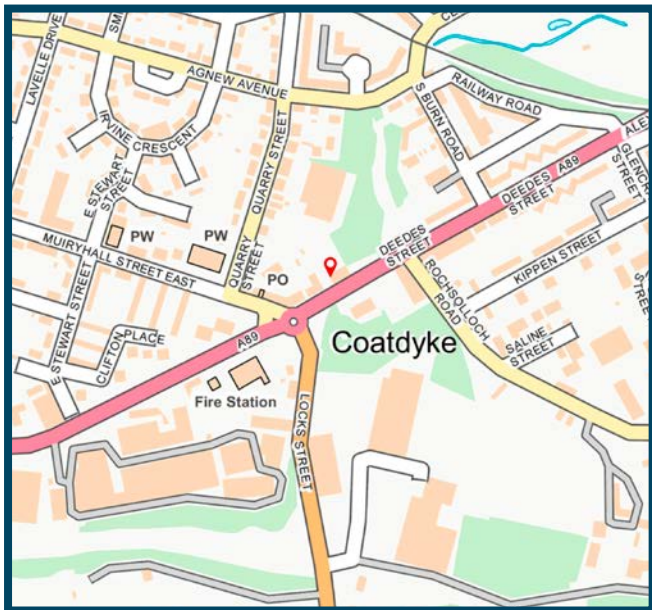
From measurements taken on site we calculate the properties to have Net Internal floor areas of:-

Unit 519	31.05 sq.m.	(334 sq.ft.)
Unit 523	49.12 sq.m.	(529 sq.ft.)
TOTAL:	80.17 sq.m.	(863 sq.ft.)

PLANNING/BUILDING WORKS

The premises were granted building warrants in October 2018 relating to the alteration to re-instate two separate retail units at 519 and 523 Main Street, planning reference: 18/01645/NLC.

Any planning queries should be directed to North Lanarkshire Council on 01698 403200.



RATES

From the Scottish Assessor's website, we note the property to have a joint Rateable Value of £11,300.

Under the small business bonus scheme the property should qualify for 100% rates relief, subject to occupier status.

PRICE/RENT

Offers in the region of £80,000, exclusive of VAT (if applicable) are invited for our clients heritable interest.

Rental offers of £11,500 for both premises are invited, on the basis of a new lease of negotiable terms.

EPC

Available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with any incoming tenant responsible for any applicable LBTT, registration dues, or other outlays.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole marketing agents:-

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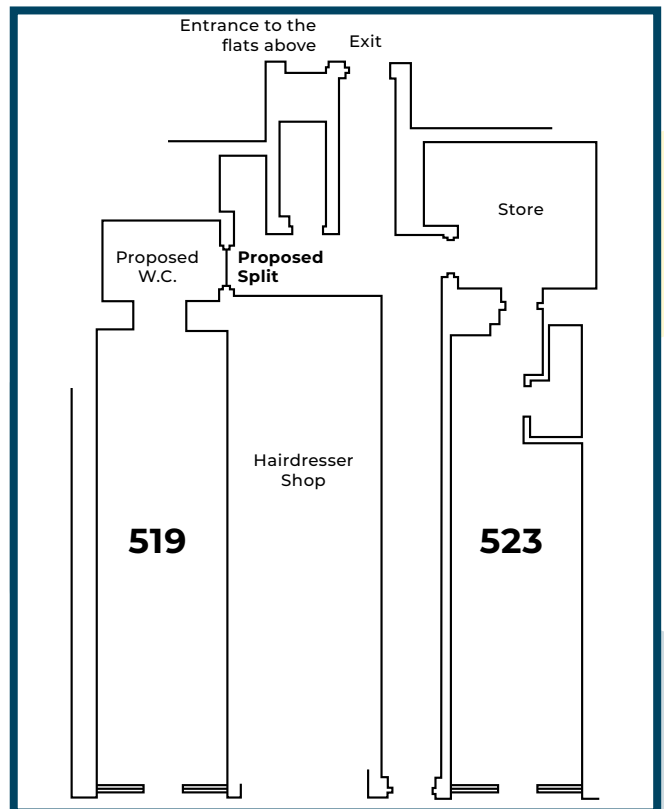
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DATE OF PUBLICATION

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REFERENCE

WSA1695



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