

TO LET

CLASS 3 HOT FOOD UNIT

22 SOUTH BRIDGE STREET, AIRDRIE, ML6 6JF

- NIA: 96.85 sq m (1042 sq ft)
- Prominent retail frontage on busy high street
- On street parking
- Access available to the rear
- Electric roller shutter
- Class 3 consent
- Rental: **£15,000 per annum**

VIEWING & FURTHER INFORMATION:

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

DESCRIPTION

The subject comprise a retail unit set over the ground floor of a 2 storey brick built property. The subjects benefit from a prominent floor to ceiling, double glazed aluminium framed shop front with electric roller shutters. The unit previously traded as Cardio Kitchen.

The unit is currently fitted out as a large class 3 hot food unit with sales and sitting area to the front and a WC and storage area to the rear. The unit benefits from dedicated rear servicing area to the rear of the property.

Given the location of the accommodation and the benefit of class 3 consent, it may be suitable for a number of occupiers and represents a rare letting opportunity within Airdrie town centre.

ACCOMMODATION

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

Total NIA 96.85 sq m 1042 sq ft

RENT

Our client is seeking offers in excess of **£15,000** per annum excluding VAT for the benefit of a lease on standard commercial terms incorporating regular upwards only rent reviews.

PLANNING

We understand that the property has Planning Consent for its existing use Class 3. 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 party will be responsible for their own legal costs relative to the letting.

RATING

The premises are entered in the current Valuation Roll with a rateable value of **£11,200**.

VIEWING

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

A Shepherd Chartered Surveyors,
5th Floor, 80 St Vincent Street, Glasgow, G2 5UB

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