

TO LET

RETAIL UNIT

AIRDRIE

20-26 Graham Street, Airdrie ML6 6BU

CLASS 1 CONSENT (RETAIL)



Key Highlights

- Airdrie is located approximately 10 miles east of Glasgow and 30 miles west of Edinburgh, with good connectivity to both provided by the M8 Motorway, as well as easy access to the main arterial routes to the north and south.
- Airdrie is located in the district of North Lanarkshire within the Central Belt of Scotland with a town population of 35,000 and a district population of 340,000.
- Graham Street is the prime retail pitch within Airdrie and neighbouring occupiers in the immediate vicinity include a mix of local and national retailers such as **Savers**, **M&Co**, **Superdrug** and **Specsavers**.

SAVILLS GLASGOW

163 West George Street
GLASGOW G2 2JJ

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Accommodation

The premises are arranged over ground, first and basement floors, comprising the following approximate net internal area:

Ground:	755.17 sq m	8,129 sq ft
First:	64.65 sq m	696 sq ft
Basement:	517.42 sq m	5,569 sq ft
TOTAL:	1,337.24 sq m	14,394 sq ft

Rent

£70,000 per annum.

Tenure

The property is available by way of a new 10 year Full Repairing and Insuring lease, subject to 5 yearly upward only rent reviews.

Rates

Rateable Value: £87,000

UBR (2019/20): £0.516

Rates Payable: £44,892 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

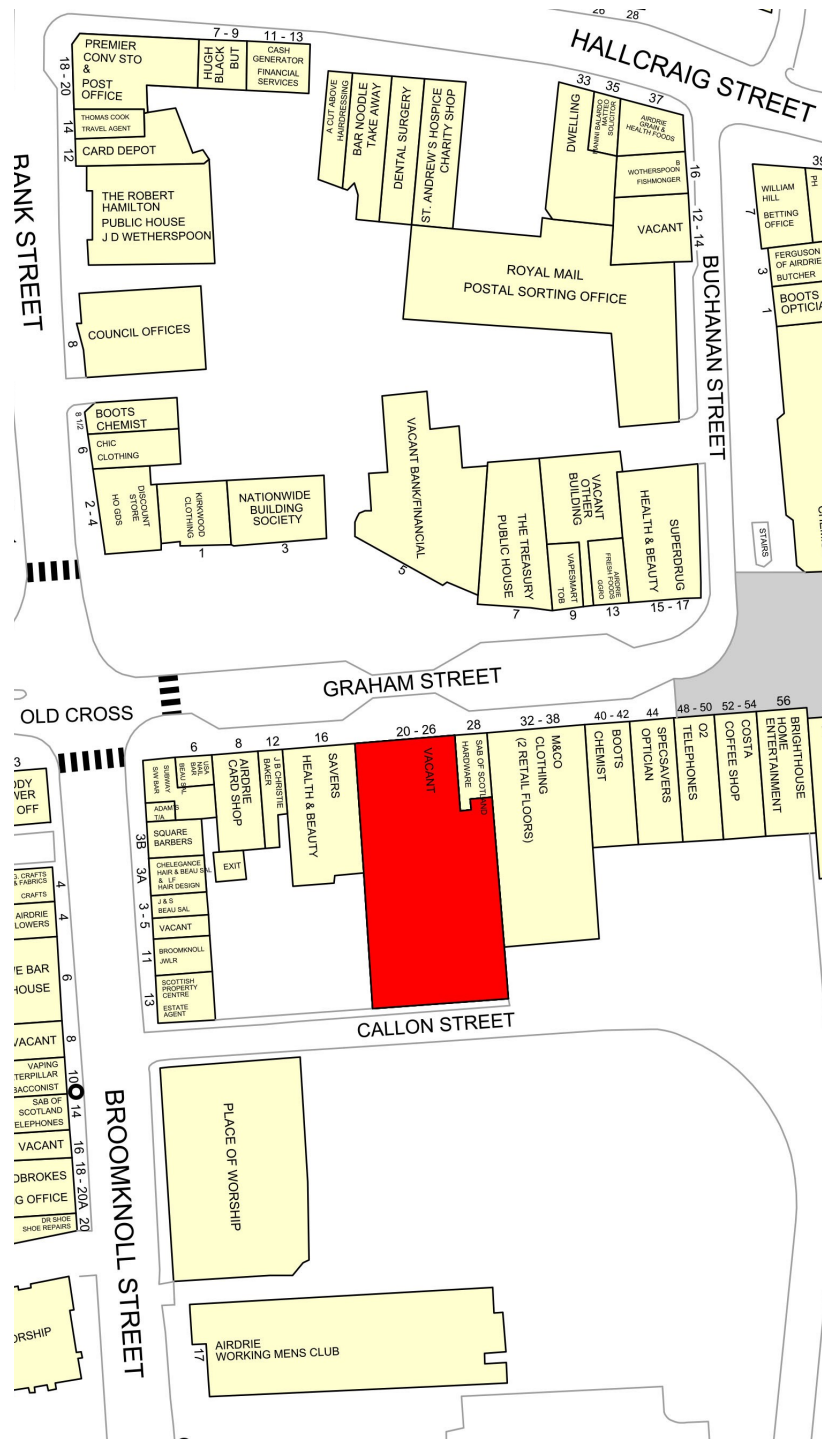
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full Energy Performance Certificate available on request.

Further Information & Viewing

Further information & viewing upon request. Viewing strictly by appointment with Savills. Or our joint agent, Richard Ford of Reith Lambert.



Contact

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