



## SHOP TO LET

FIRST FLOOR OFFICE/STORAGE MAY ALSO BE AVAILABLE

87, South Bridge Street, Airdrie, ML6 6JH

### LOCATION:

On South Bridge Street, close to the junction with Hallcraig Street, Bank Street and Anderson Street, part of the principal commercial and retail core of the town to the north of Airdrie Cross.

Surrounding occupiers are predominantly local, independent traders and include St Andrews Hospice, fashion boutique, café, Timpsons and hair and beauty.

On street parking is available on South Bridge Street itself and there are several free car parks in close proximity.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

A mid-terraced shop, part of the ground floor of a 2 storey and attic tenement building.

Replacement frontage of full height display window and recessed door to open plan retail area illuminated by fluorescent lighting. Formerly babywear and children's clothing, there is currently extensive slat board wall coverings and adjustable metal shelving, and the shop could suit a variety of retail or office uses. The toilet is on the first floor of the building, accessed via an adjacent, private close.

Our client also owns part of the first floor above the shop which consists of 2 connecting rooms with kitchen/tea preparation area off and which can be made available to prospective tenants by separate negotiation.

## AREA :

353 sqft/32.74 sqm or thereby net internal area by our calculations

The additional area available on the first floor is approximately 402 sqft/37.36 sqm



**RATEABLE VALUE:** £4,350

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves.

**ENERGY RATING:** Awaiting EPC

## PRICE:

RENTAL OFFERS OVER £5,500 per annum are invited. We are advised by our client that VAT will not be chargeable on the rent.

(As above, the first floor storage/offices above the shop can be made available by separate negotiation.)

## VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

REF: R547 Prepared October 2020

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