

**TO LET**

# UNIT 2 14 GARTLEA RD AIRDRIE ML6 9JL

ON THE INSTRUCTIONS OF

**LCP**

## PROMINENT RETAIL/ RESTAURANT/LEISURE UNIT

- HIGHLY VISIBLE FROM 'MORRISONS ROUNDABOUT'
- UNIT 1 UNDER OFFER TO FLAMING CHICKENS RESTAURANT AND TAKEAWAY
- ALONGSIDE INDIGO SUN AND PIZZA HUT DELIVERY
- ON SITE CAR PARKING





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## LOCATION

The unit is being formed from the sub-division of a highly prominent unit on Gartlea Retail Parade.

Current occupiers of the terrace Indigo Sun and Pizza Hut Delivery, will soon be joined by Flaming Chickens who offer an exciting new 5-in-1 fast food format. The parade sits directly opposite Morrisons superstore and is within easy walking distance of prime Graham Street and the town's major Health Centre.

## DESCRIPTION

The premises are shortly to be sub-divided to provide two units and are considered suitable for a number of commercial uses, subject to planning. Unit 1 is under offer for restaurant & takeaway use. The sub-divided units will be ready for occupation in summer 2020. They will be fitted to white-box standard and arranged as follows:

Unit 1 (UNDER OFFER)	109 sq m	2,053 sq ft
Unit 2	181 sq m	1,948 sq ft

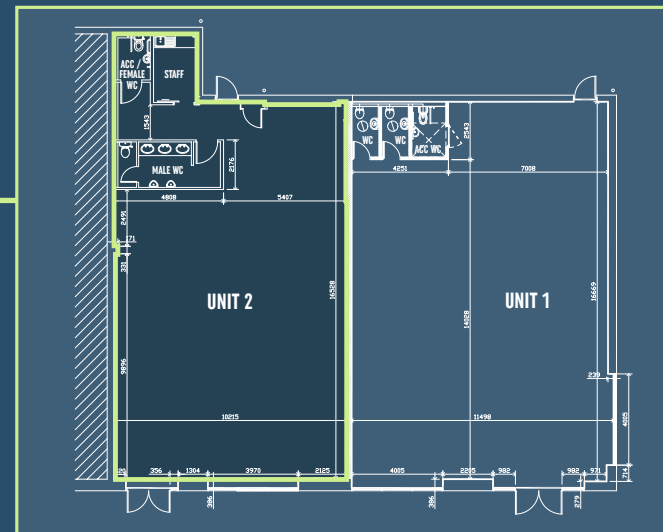
The terrace is served by 19 car spaces directly in front of the units.

## RATING

The premises will require to be reassessed on completion of the works. The local authority assessors department will be able to provide further guidance.

## TERMS

Unit 2 is offered on a new lease at a rent of £25,000 per annum.



## SERVICE CHARGE

The estimated service charge for Unit 2 is approximately £3,400 pa.

## VAT

All prices, rents etc will be subject to VAT at the prevailing rate.

## FURTHER INFORMATION

Viewings and all other information available via the agents:



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