



14 GARTLEA RD AIRDRIE ML6 9JL

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.

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:



Frank Montgomery 07426 519 951 frank@frank-realestate.com



Jack Campbell 07801 852 225 jack@jhcampbell.net

Frank Real Estate/JH Campbell for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Frank Real Estate/JH Campbell nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Date of Preparation: January 2020.