

**TO LET**

**UNIT 2**  
**14 GARTLEA RD**  
**AIRDRIE ML6 9JL**

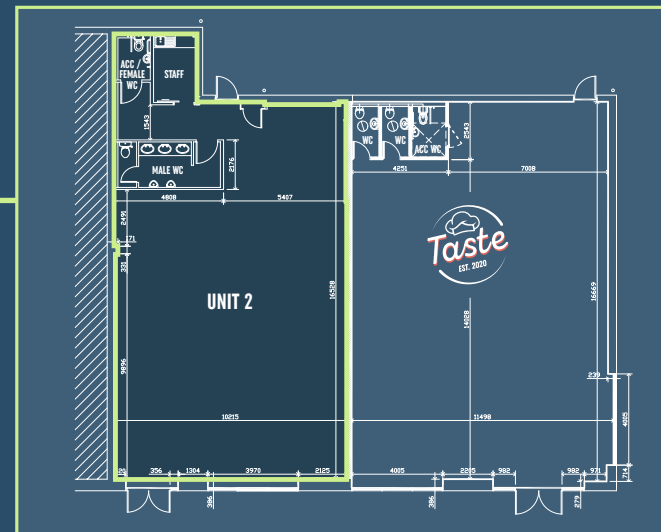
ON THE INSTRUCTIONS OF

**LCP**

# PROMINENT RETAIL/ RESTAURANT/LEISURE UNIT

- HIGHLY VISIBLE FROM 'MORRISONS ROUNDABOUT'
- UNIT 1 LET TO TASTE, FIVE-IN-ONE RESTAURANT AND TAKEAWAY
- ALONGSIDE INDIGO SUN AND PIZZA HUT DELIVERY
- ON SITE CAR PARKING





## LOCATION

Airdrie is a town of approximately 36,000 people situated some 12 miles east of Glasgow and draws extensively from the wider North Lanarkshire population of approximately 321,000 people.

The premises occupy a highly prominent mid terrace position on Gartlea Retail Parade.

**Current occupiers of the terrace Indigo Sun and Pizza Hut Delivery**, have been joined by Taste 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 have been sub-divided to provide two units suitable for a number of commercial uses, subject to planning. Unit 1 has been let to Taste, a five-in-one restaurant and takeaway. Unit 2 is available for immediate occupation and is arranged as follows:

Unit 1	LET	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. 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:



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



**Jack Campbell**  
07801 852 225  
jack@jhcampbell.net