

Airdrie Dental Care  
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HOME PLUS

HOME PLUS

ON THE INSTRUCTIONS OF

**LCP**

**FOR SALE/TO LET**

**PRIME SPACE  
NOW WITH  
CLASS 3 CONSENT**

**AVAILABLE IN SEVERAL CONFIGURATIONS**

**74/76  
GRAHAM  
STREET  
AIRDRIE  
ML6 6DB**



# GRAHAM STREET AIRDRIE

## 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 an excellent location linking prime Graham Street with Gartlea Retail Park. The town's major health centre development, directly adjacent, is now well established and generates an estimated 4,500 customers daily. The ground floor of that development is anchored by Home Bargains.

Other nearby retailers include **Peacocks**, **EE**, **Card Factory**, **Greggs**, **WH Smith**, **Boots** and **Iceland**.



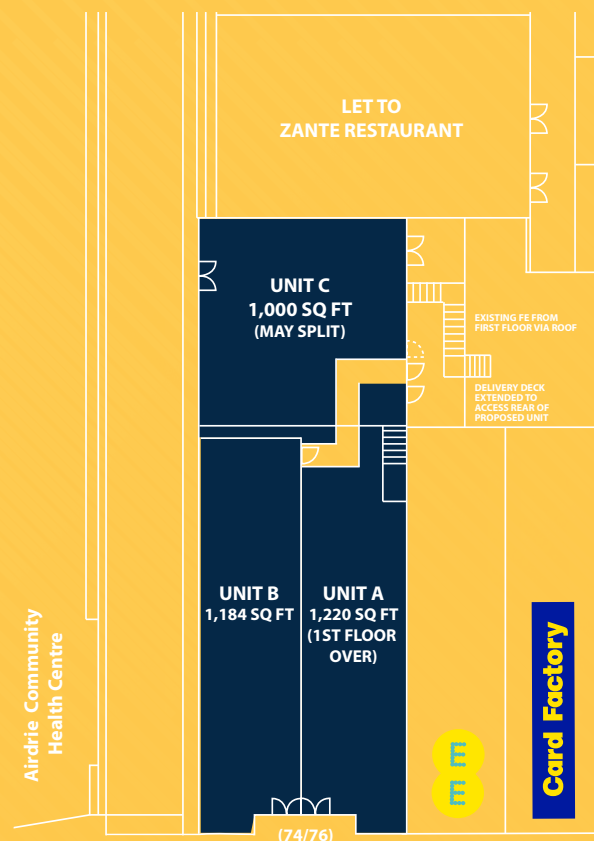


# GRAHAM STREET AIRDRIE

## DESCRIPTION

The premises currently available are numbers 74/76 Graham Street which can be split into several configurations (see plan) to match occupier requirements. The premises have the benefit of a Class 3 consent for restaurant & takeaway (19/00887/FUL) and the local planning authorities are understood to be supportive of non-retail uses in this location.

## SUB-DIVISION PLAN



## ACCOMMODATION

74/76 Graham Street (as existing)		
Ground Floor	334 sq m	3,584 sq ft
First Floor	133 sq m	1,431 sq ft
74/76 Graham Street (Sub-division Unit A)		
Ground Floor	114 sq m	1,220 sq ft
First Floor	133 sq m	1,431 sq ft
74/76 Graham Street (Sub-division Unit B)		
Ground Floor	110 sq m	1,184 sq ft
74/76 Graham Street (Sub-division Unit C)		
Ground Floor	93 sq m	1,000 sq ft

## RATING

74/76 Graham Street (as existing)

NAV (2020/2021)	£46,000
Rates Payable	£21,436

The 74/76 Graham Street sub-division options will require to be re-assessed following completion of works to split the unit and interested parties are advised to make enquiries via North Lanarkshire Assessor's Department.

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## SERVICE CHARGE

Estimated annual service charges in budget year 2020/2021 for the various configurations are as follows:

74/76 Graham Street (as existing)	£6,416
74/76 Graham Street (Sub-division Unit A)	£3,518
74/76 Graham Street (Sub-division Unit B)	£1,571
74/76 Graham Street (Sub-division Unit C)	£1,327

## TERMS

Rental and sale quoting figures are available for all units on request.

## VAT

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

## FURTHER INFORMATION

Strictly by contacting the joint agents:



Frank Montgomery  
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