

### **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 prime position in the heart of Graham Street, adjacent to Greggs and WH Smith. Nearby retailers include Card Factory, EE, Iceland, Boots and Home Bargains.

Airdrie's Health Centre which generates 4,500 visits per day is also within easy walking distance as are the main town-centre car parks.

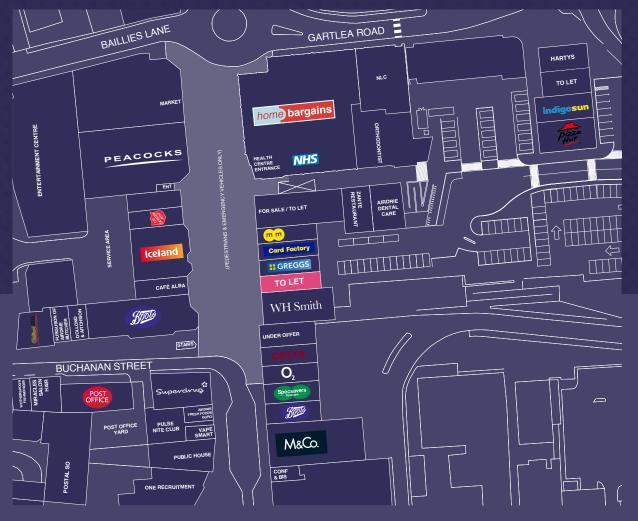
### **DESCRIPTION**

The premises comprise a well configured unit arranged as follows:

Internal Width 17ft 5" 5.3m Depth 69ft 2" 21.1m

Ground Floor 1,196 sq ft 111.1 sq m First Floor 563 sq ft 52.3 sq m

The premises currently have Class 1 consent and Class 3 restaurant / takeaway consent has been applied for.





### **RATING**

NAV (2020/2021) £21,250 Rates Payable £10,413

## SERVICE CHARGE & BUILDINGS INSURANCE

The annual service charge for 2020/2021 is £1,474 and the buildings insurance £321.66.

# **TERMS & RENT**

The unit is available on a new lease with offers of £30,000 pax sought. The premises will be available for occupation from May 2021.

#### **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 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 employments 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 2021.