

ON THE INSTRUCTIONS OF
LCP

**AVAILABLE
MAY 2021**



PRIME UNIT TO LET

CLASS 3 CONSENT APPLIED FOR

**66 GRAHAM STREET
AIRDRIE, ML6 6DB**

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:



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