



ON THE INSTRUCTIONS OF

LCP

FOR SALE/TO LET

**PRIME
RETAIL
SPACE**

AVAILABLE IN SEVERAL
CONFIGURATIONS

**GRAHAM
STREET
AIRDRIE**

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**.

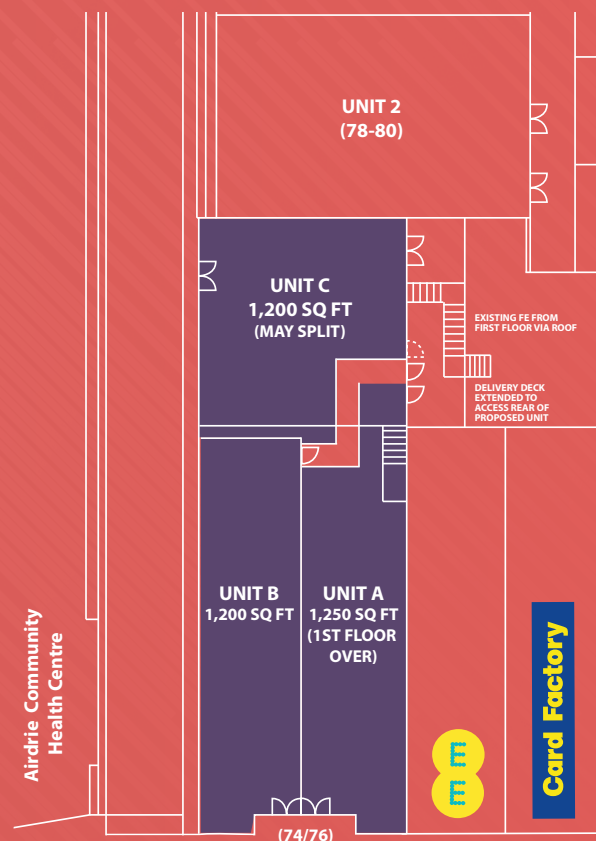


GRAHAM STREET AIRDRIE

DESCRIPTION

The premises currently available are numbers 74/76 Graham Street which can be split into several configurations (see plan) to match retailer requirements and Unit 2, 78-80 Graham Street, which is receiving a 'white-box' fit-out, to be ready for occupation Summer 2018.

SUB-DIVISION PLAN



ACCOMMODATION

74/76 Graham Street (as existing)		
Ground Floor	316.4 sq m	3,406 sq ft
First Floor	129.7 sq m	1,396 sq ft
74/76 Graham Street (Sub-division Unit A)		
Ground Floor	116.1 sq m	1,250 sq ft
First Floor	129.7 sq m	1,396 sq ft
74/76 Graham Street (Sub-division Unit B)		
Ground Floor	111.4 sq m	1,200 sq ft
74/76 Graham Street (Sub-division Unit C)		
Ground Floor	111.4 sq m	1,200 sq ft
78/80 (Unit 2) Graham Street		
Ground Floor	168.1 sq m	1,809 sq ft
Basement	48.1 sq m	517 sq ft

RATING

74/76 Graham Street (as existing)	
NAV (2017/2018)	£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.

78/80 (Unit 2) Graham Street has not yet been assessed for rating purposes and interested parties are advised to make enquiries via North Lanarkshire Assessor's Department

TERMS

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

VAT

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

FURTHER INFORMATION

Strictly by contacting the joint agents:



Frank Montgomery
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