



PRIME UNIT TO LET

WITH CLASS 3 POTENTIAL

72 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, alongside **Card Factory**, **Greggs** and **WH Smith**. Nearby retailers include **Iceland**, **Boots**, **Home Bargains** and a newly opened **Poundland**.

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 0"	5.2m
Depth	68ft 4"	20.8m
Ground Floor	1,059 sq ft	98.3 sq m
First Floor	868 sq ft	80.6 sq m

The premises currently have Class 1 consent but have the potential for Class 3 use, subject to planning.



RATING

NAV (2020/2021)	£22,750
Rates Payable	£11,148

SERVICE CHARGE & BUILDINGS INSURANCE

The annual service charge for 2020/2021 is £1,813 + VAT and the buildings insurance is £272 + VAT.

TERMS & RENT

The unit is available on a new lease with offers of £30,000 pax sought.

VAT

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

FURTHER INFORMATION

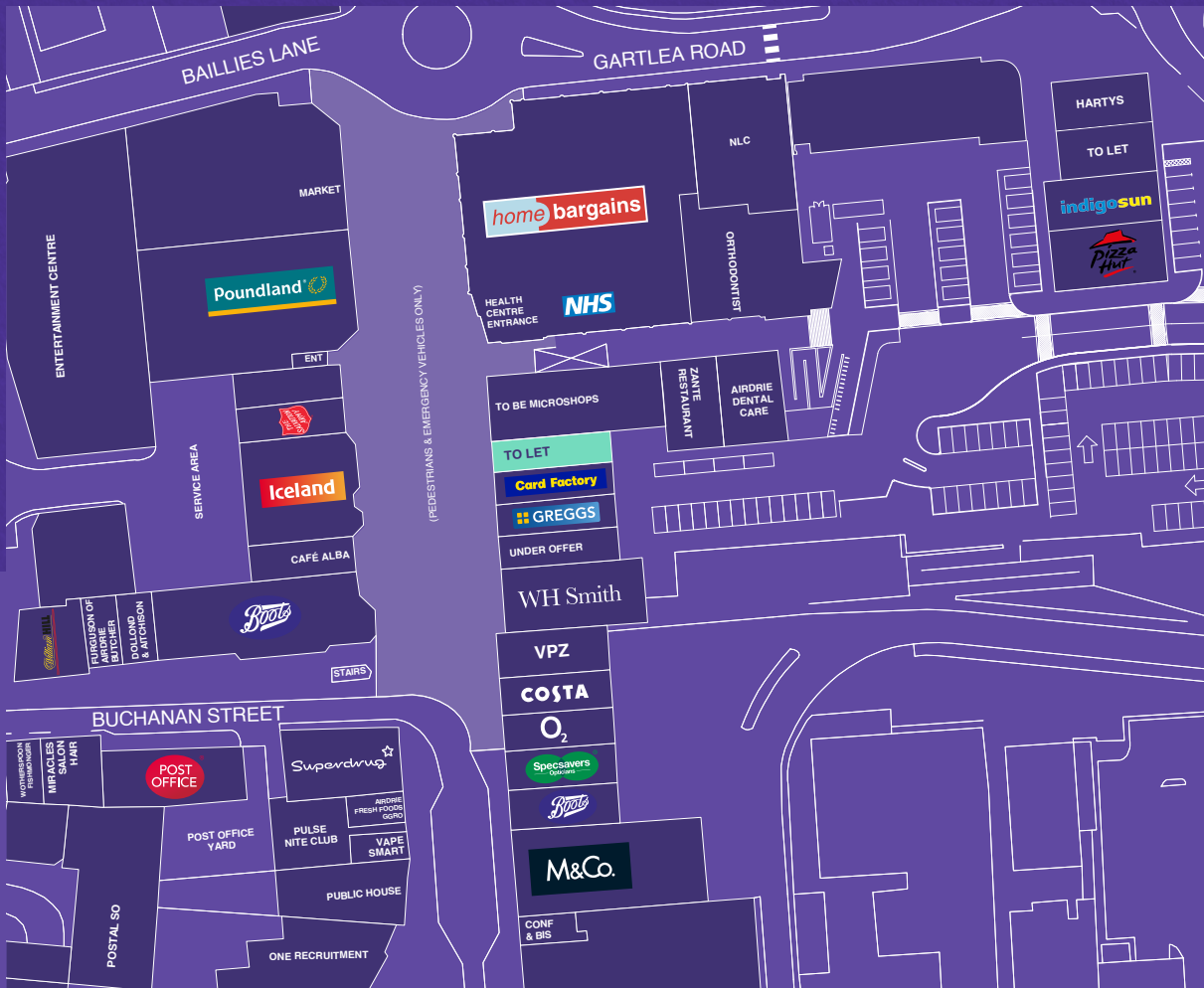
Strictly by contacting the joint agents:



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 employment 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: July 2021.