

ON THE INSTRUCTIONS OF

LCP

CLASS 3 UNIT FOR SALE OR LEASE

(SUBJECT TO VACANT POSSESSION)

**78-80 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 good location linking prime Graham Street with Gartlea Road Retail Park, well suited to out of hours trading. The Health Centre opposite generates an estimated 4,500 visitors per day and nearby occupiers include Airdrie Dental Care and M-Brace orthodontics.



DESCRIPTION

The premises have Class 3 consent and are currently fitted as a restaurant with kitchens at basement and rear servicing. The premises are offered subject to vacant possession and the exact extent of any legacy fit-out will be the subject of negotiation. The following floorspace is on offer:

Ground	1,809 sq ft (168.1 sq m)
Basement	517 sq ft (48.1 sq m)

RATING

NAV (2023)	£20,750
Rates Payable	£10,335.50

(Interested parties are encouraged to verify this with the Scottish Assessors website www.saa.gov.uk)

SERVICE CHARGE & BUILDINGS INSURANCE

The annual service charge for 2022/2023 is £2,474pa (+VAT) and the buildings insurance is £1,339pa (+VAT).

TERMS & RENT

The premises are offered for sale with price on application or on a new lease of negotiable length with rental offers invited in excess of £15,000 pa (+VAT).

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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