



TO LET – RETAIL UNIT

Coatbridge, Unit 3, 125 Main Street



- PROMINENT RETAIL OPPORTUNITY
- FULLY REFURBISHED SPACE, WALK IN CONDITION
- EXTERNAL, HIGH STREET LOCATION

LOCATION

Coatbridge is in North Lanarkshire located about 10 miles east of Glasgow city centre, benefiting from excellent transportation links, a resident population of approximately 42,000 people and a catchment in excess of 320,000 people.

The premises are located on the high street, directly opposite the town's recently redeveloped dual purpose Health & Community Centre and in close proximity to Coatbridge College, home to approximately 7,000 full and part-time students. The location has also recently been the beneficiary of significant investment in the streetscape. Nearby occupiers include **New Look**, **HBOS**, **Savers**, **Lloyds TSB** and **Timpson**.

DESCRIPTION

The premises comprise ground and first floor accommodation, benefitting from a fully glazed frontage, extending to the following net internal areas:-

ACCOMMODATION

| | | |
|--------------|-----------------|--------------------|
| Ground Floor | 108 sq m | 1,162 sq ft |
| First Floor | 101 sq m | 1,090 sq ft |
| Total | 209 sq m | 2,252 sq ft |

USE

Class 1 (Retail).

TERMS

The premises are available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers in the region of **£22,500 per annum** are sought.

SERVICE CHARGE

The current on account service charge is **£3,996.03 per annum**.

RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will be: -

| | |
|---|---------|
| 2017/18 Rateable Value | £18,700 |
| 2017/18 Commercial Rate Pounding | £0.466 |
| (exclusive of water and sewerage rates) | |

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via:-

Reith Lambert

Richard Ford

0141 225 5710

richard@reithlambert.co.uk

David Thorburn

0141 225 5711

david@reithlambert.co.uk

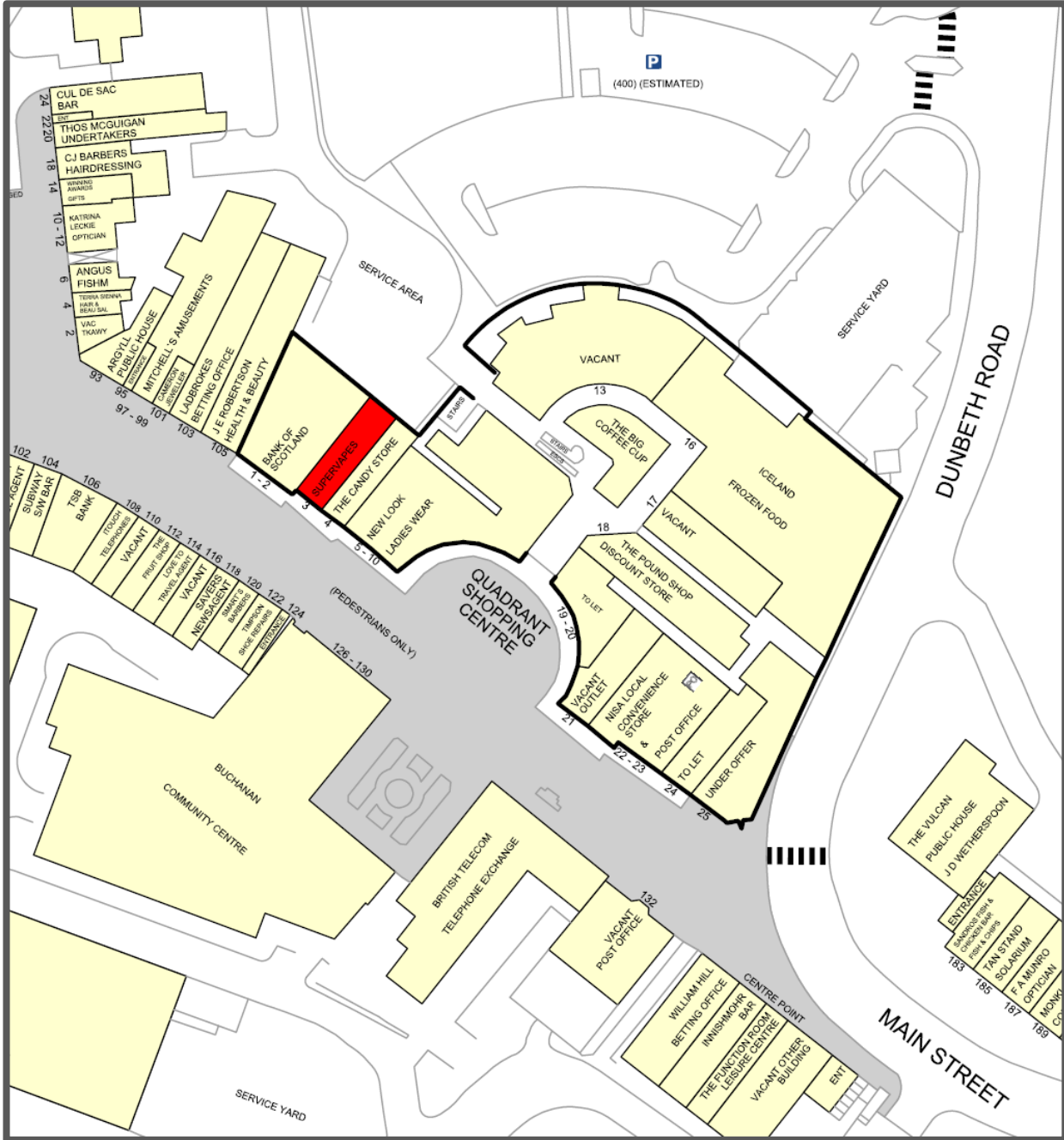
Or our joint agent, **Tom Forster** of **Eric Young & Co** on 0131 558 5130 or tforster@eyco.co.uk





TO LET – RETAIL UNIT

Coatbridge, Unit 3, 125 Main Street



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.
 © Crown Copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316

Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at February 2017.

