

**74-76
GRAHAM
STREET**

**AIRDRIE
ML6 6DB**

**FOR SALE /
TO LET**

**PRIME
RETAIL UNIT**

ON THE INSTRUCTIONS OF

LCP



74-76 GRAHAM STREET

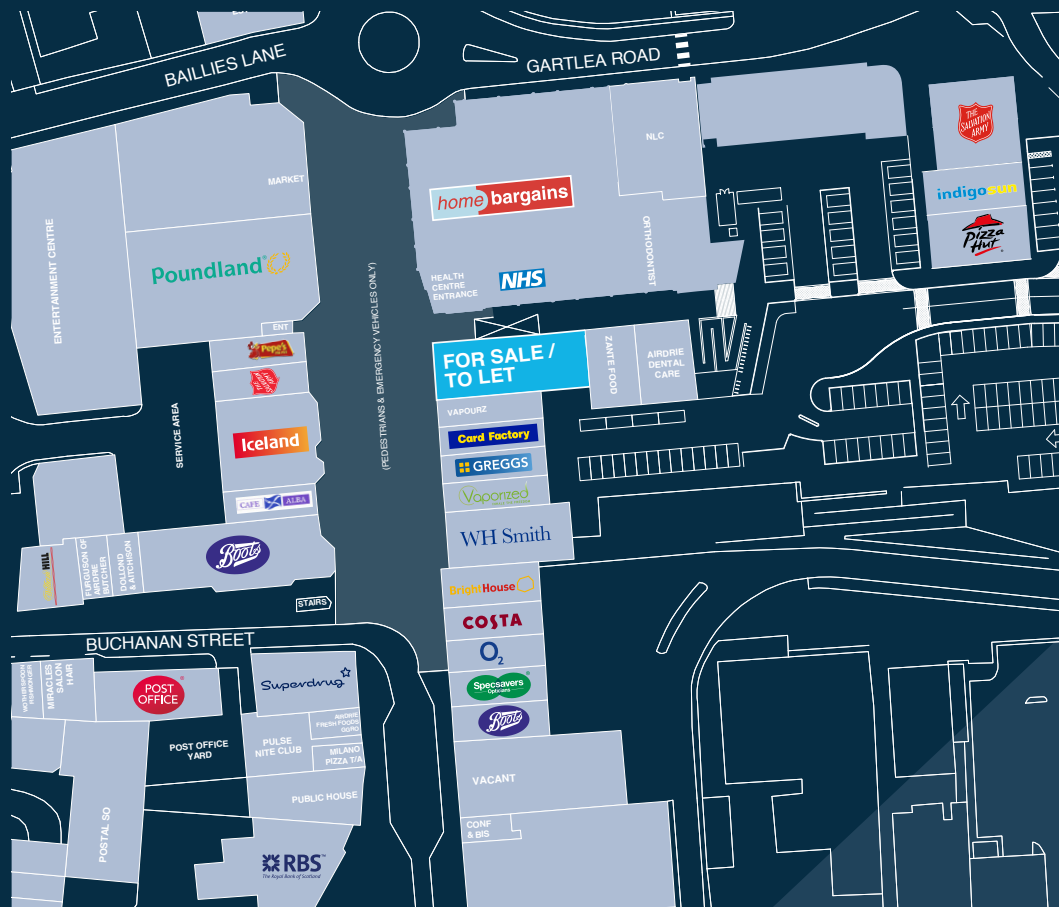
AIRDRIE ML6 6DB

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 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 **Poundland**, **Card Factory**, **Greggs**, **WH Smith**, **Boots** and **Iceland**.



ACCOMMODATION

The premises comprise a retail unit, configured over ground and first floor levels, extending to the following approximate areas:

74-76 Graham Street		
Ground Floor	316.4 sq m	3,406 sq ft
First Floor	129.7 sq m	1,396 sq ft
Total	446.1 sq m	4,802 sq ft

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RENT

Offers in excess of **£42,500 per annum exclusive** are invited.

HERITABLE INTEREST

Offers in excess of **£425,000 exclusive** are sought in respect of the heritable interest in the property.

SERVICE CHARGE

The current on account service charge is **£4,065 per annum exclusive**.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £26,000
Commercial Rate Pounding £0.498
(exclusive of water and sewerage rates)

LEGAL COSTS

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

Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: November 2023.

VAT

All figures are quoted exclusive of VAT.

EPC

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

USE

Class 1A (Retail).

TERMS

The subjects are offers on the basis of a new, full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

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