

**20-26
GRAHAM STREET
AIRDRIE ML6 6BU**

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**FOR SALE
/ TO LET**

**PRIME
RETAIL UNIT**

20-26 GRAHAM STREET

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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.

Graham Street is the prime retail pitch in Airdrie and neighbouring occupiers in the immediate vicinity include a mix of local and national retailers such as **Savers**, **Boots**, **Superdrug**, **Iceland**, **Greggs**, **Poundland** and **Home Bargains**.



ACCOMMODATION

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

20-26 Graham Street		
Ground Floor	755.17sq m	8,129 sq ft
First Floor	64.65 sq m	696 sq ft
Basement	517.42 sq m	5,569 sq ft
Total	1,337.24 sq m	14,394 sq ft

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VAT

All figures are quoted exclusive of VAT.

USE

Class 1A (Retail).

RENT

Offers in excess of **£55,000 per annum exclusive** are invited.

EPC

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

TERMS

Subject to vacant possession, the subjects are offered on the basis of a new, full repairing and insuring lease of negotiable length.

HERITABLE INTEREST

Offers in excess of **£395,000 exclusive** are sought in respect of the heritable interest in the property.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £51,000
Commercial Rate Pounding £0.511
(exclusive of water and sewerage rates)

FURTHER INFORMATION

Viewing strictly by appointment via the sole agent:

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.

**Reith
Lambert**

Commercial Property Advisers

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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.