

TO LET

Prime Retail Unit

GF: 3,584 sq.ft

(332.9 sq.m)

FF: 1,431 sq.ft

(132.9 sq.m)

COMPETITIVE LEASE TERMS AVAILABLE, SUBJECT TO STATUS

LANDLORD WORKS AVAILABLE SUBJECT TO LEASE TERMS

UNIT 74-76

Graham Street,
Airdrie, Lanarkshire,
ML6 6DB

Occupiers Include

home bargains
cardfactory
GREGGS

GRAHAM STREET

UNIT 74-76

DESCRIPTION
The premises comprise a retail unit, configured over ground and first floor levels. The premises can be split into several configurations (see plan) to match occupier requirements. The premises have the benefit of a Class 3 consent for restaurant & takeaway (19/00887/FUL) and the local planning authorities are understood to be supportive of non-retail uses in this location.

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, Boots and Iceland.

UNIT SIZE
Ground Floor: 3,584 sq.ft (332.9 sq.m)
First Floor: 1,431 sq.ft (132.9 sq.m)
Total Area: 5,015 sq.ft (446.1 sq.m)

RENT
POA

BUSINESS RATES
Rateable Value: £32,250

SERVICES
All mains services are available.

SERVICE CHARGE & INSURANCE
Service Charge: £9,275 per annum.
Insurance: £1,115 per annum.

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

PLANNING
Class 1A (Retail). It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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

VAT
All figures and quoted exclusive of VAT.



52
Parking spaces

11
Retail Units On-Site

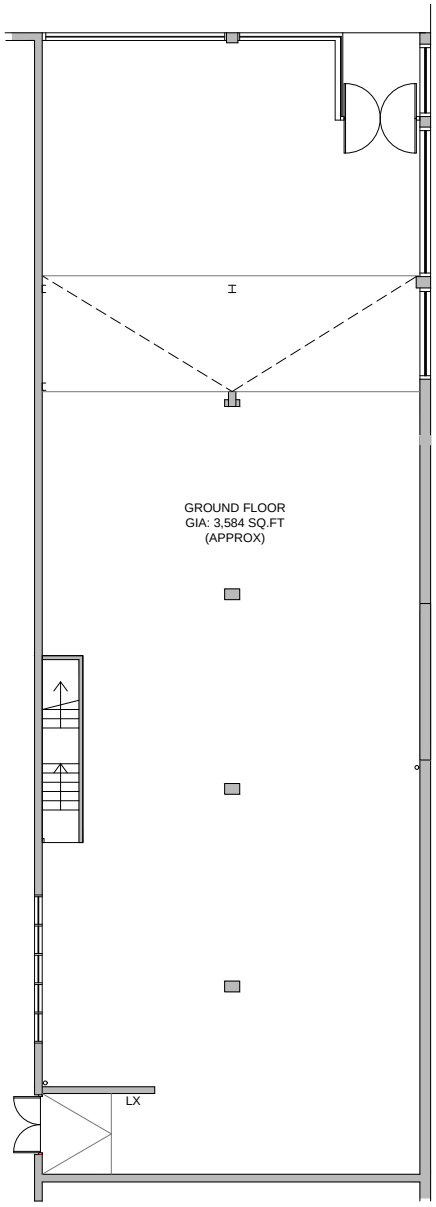
38,024 sq.ft
Total Area

What Three Words
deaf.tanks.builds

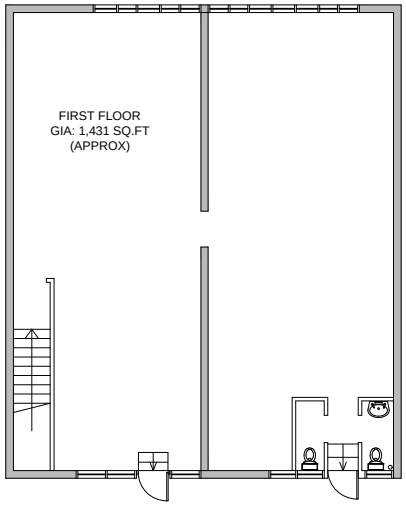
GRAHAM STREET

UNIT 74-76

FLOOR PLAN



EXISTING GROUND FLOOR PLAN



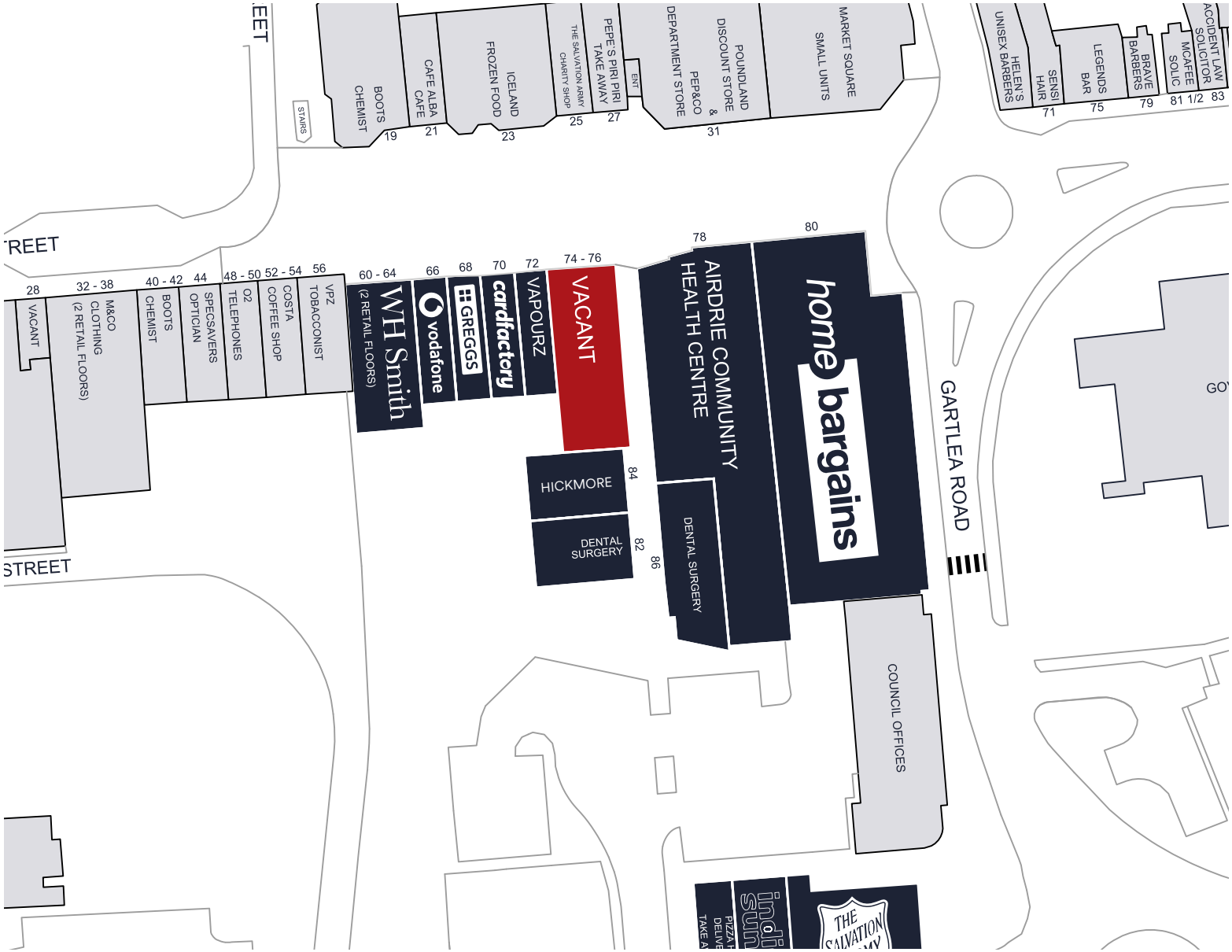
EXISTING FIRST FLOOR PLAN





GRAHAM STREET

SITE PLAN



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