



1-3 Graham Street,
Airdrie ML6 6AB

Prominently positioned town centre
retail property

TO LET

1,156 Sq Ft
(107 Sq M)

1-3 Graham Street, Airdrie ML6 6AB

DESCRIPTION

The property is located in a prominent position on the corner of Graham Street at its junction with Bank Street within the centre of the main retailing pitch of Airdrie. Graham Street is represented by a good mix of local and national occupiers. Neighbouring retailers include Greggs, Baynes, WH Smith and Superdrug.

The subjects which will be refurbished prior to entry are arranged over ground floor only within a two storey building with the following approximate areas and dimensions.

- ✓ High footfall location
- ✓ Mid terrace wide fronted unit
- ✓ Anchored between Nationwide and Bayne's Bakers



ACCOMMODATION

Net Internal Areas (ITZA)	sq ft	sq m
Zone A	1,079	100
Zone B	77	7
Total	1,156	107

VAT

VAT is payable on the rent and all other charges at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The Rateable Value according to www.saa.gov.uk is £17,300.

TERMS

A new FRI lease for a term to be agreed.

EPC

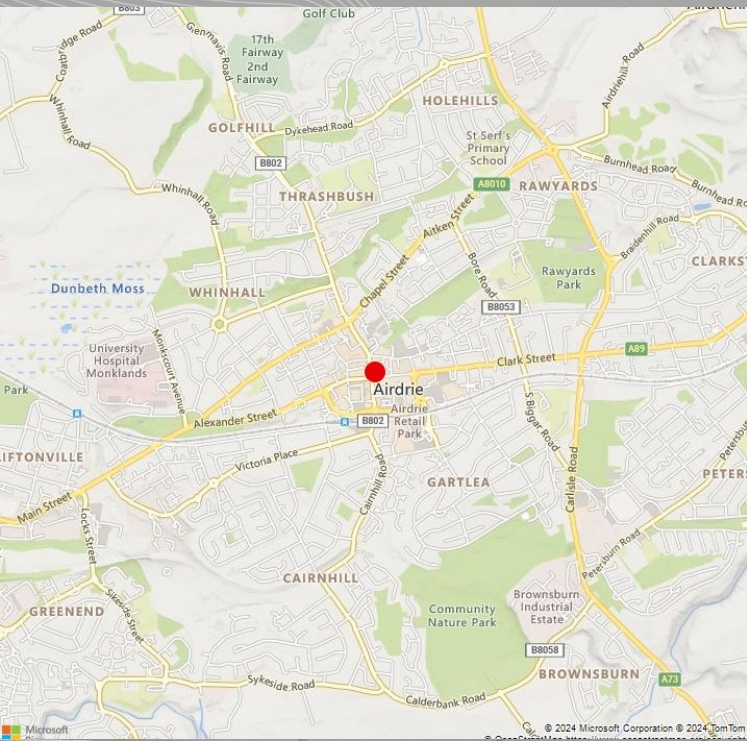
The property has an EPC of G.



Nationwide Building Society

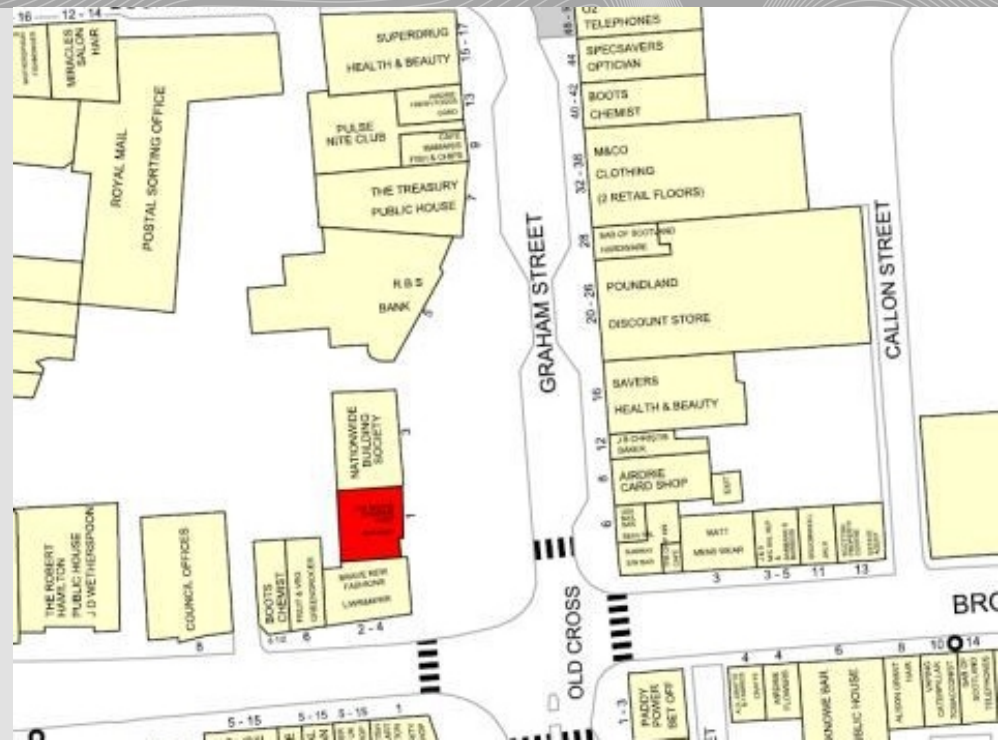


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LOCATION

Airdrie is located approximately 13 miles east of Glasgow city centre and 5 miles east of Coatbridge with a resident population of around 54,500. It enjoys good access to the A8/M8 and the A73 which links the M74 motorway at Abington to the A80 at Cumbernauld. The town has two railway stations at Airdrie and Drumgelloch which run direct services between Glasgow and Edinburgh.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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