


# TO LET

## Retail with hot food consent

 **10 Broomknoll Street,  
Airdrie, ML6 6BN**

- 60.88 sqm (656 sqft)
- Busy thoroughfare
- Class 3 permission
- Property over 2 levels
- No VAT payable on rent
- Rates exemption potential

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PROPERTY CONSULTANCY

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Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

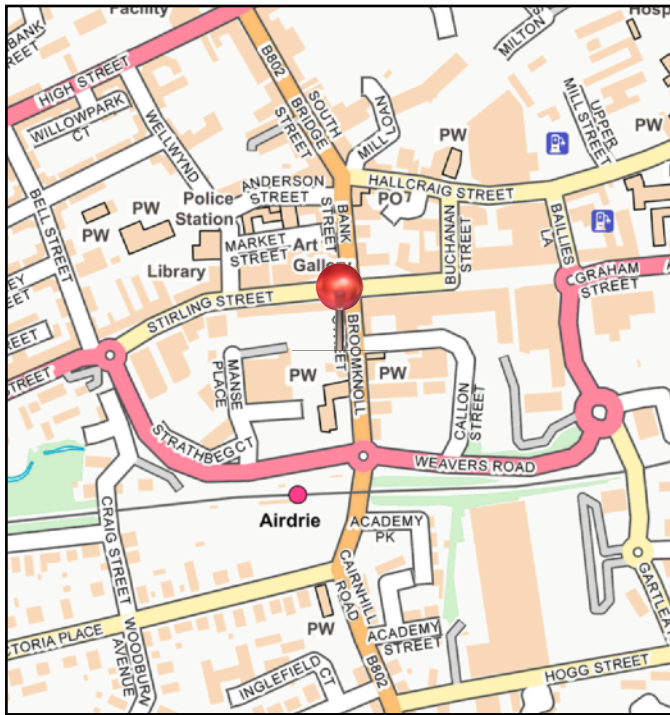
**0141 291 5786**



## Location

Airdrie lies within North Lanarkshire and is located circa 12 miles east of Glasgow and on the A89, the main arterial route linking Bathgate to the east and Coatbridge to the west. The property is located on the west side of Broomknoll Street, opposite its junction with Callon Street.

Airdrie Railway Station is within walking distance and Broomknoll Street (B802) links with Graham Street (A89), the main arterial route through the town. Nearby occupiers include Property Bureau, Paddy Power and Subway. Airdrie Library and the Town Hall are also a short distance from the property.



## Description

The property comprises a mid-terraced building of sandstone construction arranged over three floors. The subjects comprise a ground floor and basement retail premises with Class 3 hot food takeaway consent. The roof is pitched and slated.

The subjects have a single frontage protected by a manual roller shutter. Access is provided via a single timber framed glazed door leading to the main sales area. The floor throughout the space is covered in laminate. The walls are covered with wood wall panels and the ceilings incorporate fluorescent strip and spot lighting. There is a kitchen/store at the back of the ground floor. The stairwell to the rear provides access to the basement which has a WC and further storage space. Heating is provided electrically.

## Accommodation

The property provides the following accommodation and approximate floor areas:

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales, store & kitchenette	34.52	372
Basement	Storage	26.36	284
<b>TOTAL</b>		<b>60.88</b>	<b>656</b>

## Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £9,500 per annum. Full quoting terms are available upon request.



## Particulars

Rateable Value	£5,500
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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