



10 Broomknoll Street, Airdrie, ML6 6BN

Retail unit with Class 3 takeaway permission available to lease in Airdrie town centre

Summary

Tenure	To Let
Available Size	656 sq ft / 60.94 sq m
Rent	£9,500 per annum
Rates Payable	£2,739 per annum An occupier may be eligible for rates relief, subject to status.
Rateable Value	£5,500
EPC Rating	Upon enquiry

Key Points

- Busy thoroughfare
- Property over 2 levels
- Rates exemption potential
- Class 3 permission
- No VAT payable on rent

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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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	372	34.56
Basement	284	26.38
Total	656	60.94

Offers

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.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £5,500 with effect from April 2023. The occupier may be eligible for rates relief, subject to status.

EPC

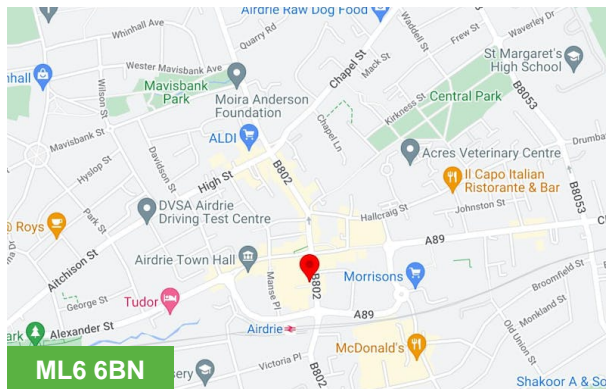
A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

VAT is not payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.



Viewing & Further Information



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