



54 Brown Street, Coatbridge, ML5 4AS

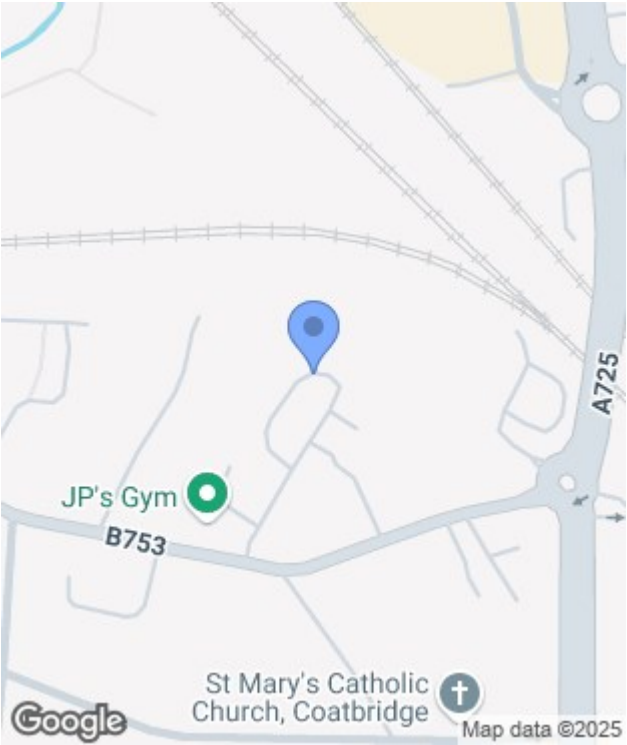
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Nestled in the vibrant heart of Coatbridge, this commercial unit presents an excellent opportunity for businesses seeking a prime location. With its strategic position on Brown Street, the property benefits from high visibility and foot traffic, making it an ideal spot for retail or service-oriented enterprises.

The unit boasts a private parking area, ensuring convenience for both staff and







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	