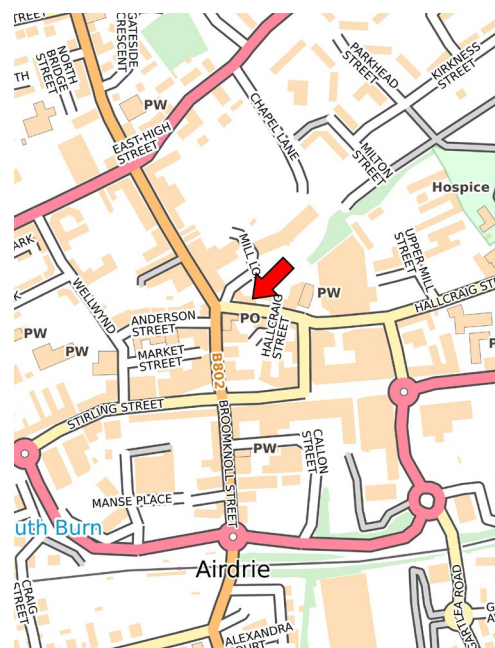




10 Hallcraig Street, Airdrie, ML6 6AH

- Close proximity to Airdrie Town Centre
- Potential for 100% rates relief
- Extends to approximately 45.10 sq. m. (485 sq. ft.)
- Rental offers in the region of £12,000 per annum, exclusive of VAT
- New FRI lease available



LOCATION

The property is located within the town centre of Airdrie, which has a population of around 35,000. The town lies approximately 12 miles to the east of Glasgow city centre on the A89, and adjoins the neighbouring town of Coatbridge to the west. Airdrie has good access to the motorway network via Junction 6 of the M8 approximately three miles to the south-east.

Airdrie Railway Station on the Glasgow to Edinburgh line lies within convenient walking distance to the south of the property, while local buses also serve this location.

The subject property itself lies within a block on the west side of Hallcraig Street. The property is located in close proximity to Airdrie Town Centre and Graham Street, which lies a short distance to the south.

Notable nearby occupiers include Costa, Bayne's Bakers, Subway, Boots and William Hill.

DESCRIPTION

The subjects comprise ground floor retail premises forming part of a larger building containing other commercial outlets at ground floor level and residential above. The building is Category 'B' Listed.

The building is of sandstone construction with a painted finish to road frontage elevation and a rendered finish to rear elevations. The roof is of a multi-pitched design with a slate covering.

Internally, the property has an open plan front sales area, beyond which lies back shop accommodation providing several small storage areas, as well as an accessible staff toilet facility. Adjacent to the toilet facility is a fire escape leading out into the car park to the rear of the building.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 45.10 sq. m. (485 sq. ft.)

LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.



RENT

Our clients are seeking offers in the region of £12,000 per annum, exclusive of VAT. Incentives are available for a long-term tenant.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £6,400.

The poundage rates for 2024/2025 is £0.498 in the pound.

The incoming tenant may qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the incoming tenant will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



Ryan Farrelly
Senior Surveyor
ryan.farrelly@g-s.co.uk
07900 390078



Emma Smith
Commercial Property Agent
emma.smith@g-s.co.uk
07435 863 212

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025