



PROMINENT RETAIL UNIT

- > NIA: 28.45 SQM (306 SQ FT)
- > CLOSE PROXIMITY TO TOWN CENTRE
- > HIGH LEVELS OF VEHICULAR TRAFFIC
- > POTENTIAL FOR 100% RATES RELIEF
- > RENTAL: £6,000 PER ANNUM
- > SALE PRICE: OFFERS INVITED

TO LET/FOR SALE

36 CALDER STREET, COATBRIDGE, ML5 4EX

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LOCATION

The subjects are situated in the north Lanarkshire town of Coatbridge, which is located approximately 11 miles to the east of Glasgow's City Centre. Coatbridge benefits from being in close proximity to Junction 7 of the M8 Motorway which links Glasgow with major road networks throughout Scotland. The subjects are positioned on the western side of Calder Street within the Whifflet area which is located a short distance to the south of Coatbridge town centre.

The surrounding occupiers on Calder Street are typically of local covenant with larger operators such as Greggs, Asda and McDonalds located towards the town centre.

Public transport links are readily available with Whifflet Train Station located a short distance from the subjects. Regular bus services are also available in the nearby vicinity which provide links with surrounding towns in North Lanarkshire and the city centre.

DESCRIPTION

The subjects comprise the ground floor of a larger 3 storey building of traditional stone construction and surmounted by a pitched roof. The property benefits from an attractive glazed frontage with steel roller shutter access.

Internally, the subjects comprise open plan retail accommodation which would lend itself to a variety of uses. Staff w/c facilities are situated towards the rear of the property.

RENTAL

Our client is seeking rental offers in excess of **£6,000 per annum**.

SALE PRICE

Our client is inviting offers for the heritable interest in the subjects. Further information can be made available upon request.

RATEABLE VALUE

The subjects are entered into the 2023 Valuation Roll with a rateable value of £2,750. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

The rate poundage for 2022/2023 is 49.8p to the pound.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

PLANNING

We understand that the property has Class 1 Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

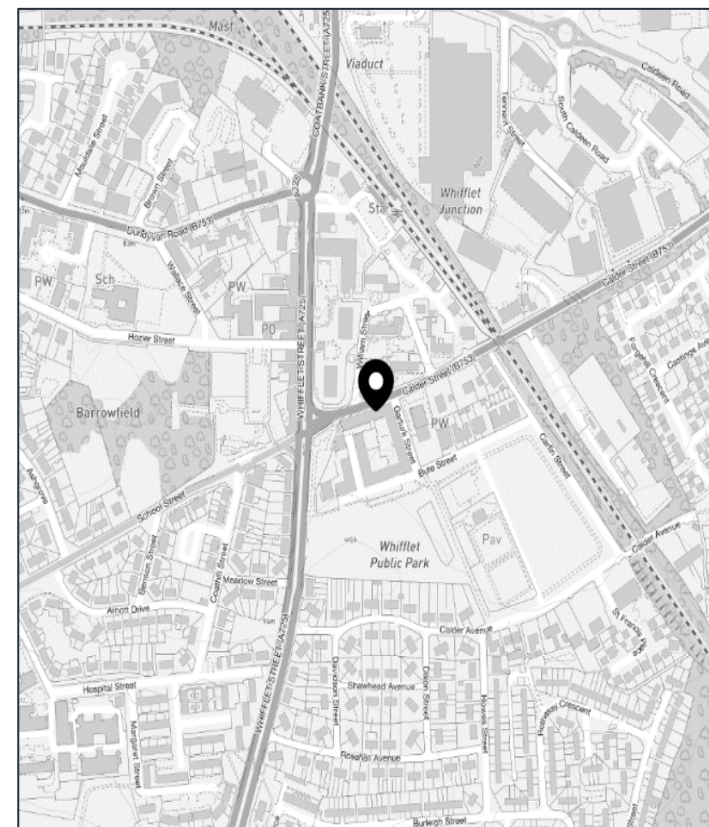
Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

In accordance with the RICS code of measuring practice (6th edition), we calculate the net internal area of the subjects to extend as follows:

ACCOMMODATION	SQM	SQFT
Ground Floor	28.45	306
TOTAL	28.45	306



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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