

TO LET

CLASS 3 (SUI GENERIS) RETAIL UNIT

NIA: 94.37 SQ M (1,016 SQ FT)

Prominent Retail Frontage On Busy High Street

On Street Parking

Access Available To The Rear

Electric Roller Shutter

Rent: OIEO: £12,000 P.A.



[CLICK HERE FOR LOCATION!](#)



22 SOUTH BRIDGE STREET, AIRDRIE, ML6 6JF

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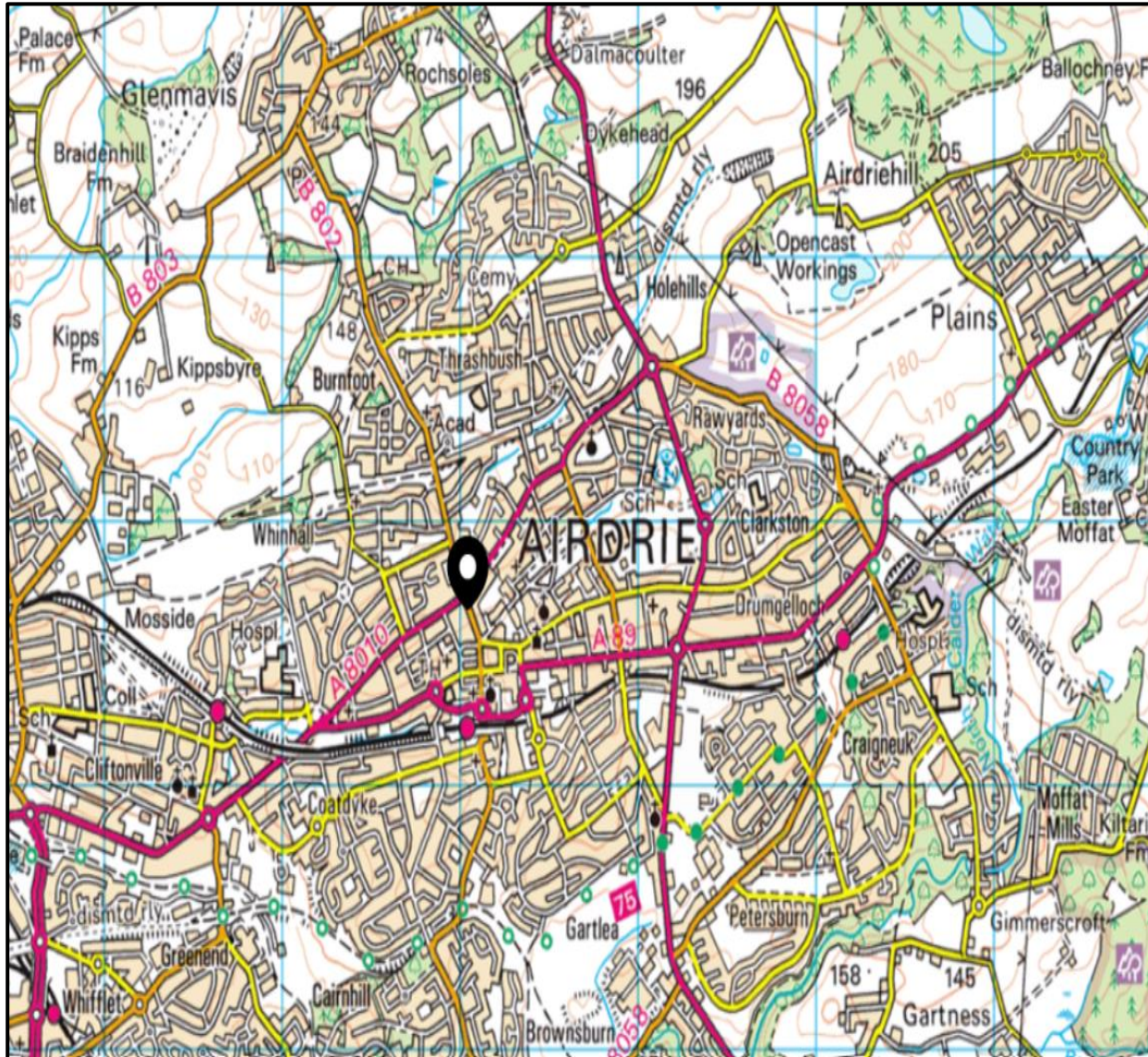
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Location

22 SOUTH BRIDGE STREET, AIRDRIE, ML6 6JF



Airdrie is located approximately 13 miles east of Glasgow City Centre, 5 miles east of the town of Coatbridge. Airdrie enjoys strong transportation links with the M8 and M73 being located nearby and forms part of the main central Scotland motorway network and the A73 which links the M74 motorway at Abington to the A80 at Cumbernauld.

The town also benefits from comprehensive public transport links with numerous bus services connecting Airdrie with the surrounding area. Airdrie Railway Station can also be found in close proximity and offers frequent services to Glasgow and Edinburgh.

More specifically, the subjects occupy a prime position on the east side of South Bridge Street. There is a blend of both local and national businesses located nearby including Bank of Scotland, Ramsdens and British Heart Foundation.



Description

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The subjects comprise a retail unit set over the ground floor of a 2-storey brick-built property. The subjects benefit from a prominent floor to ceiling, double glazed, aluminum framed shop front, protected by way of electric roller shutter.

Internally, the subjects offer a sales and sitting area to the front and a WC and storage area to the rear. As per the previous use, the subjects benefits from an extraction fan located to the front of the property.

Accommodation	SQM	SQFT
TOTAL	94.37	1,016

The above floor areas have been provided on a Net Internal Floor (NIA) Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

OIEO £12,000 per annum exclusive of VAT.

PLANNING

We understand that the property has Class 3 (Sui Generis) planning consent in line with its previous use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £11,200. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

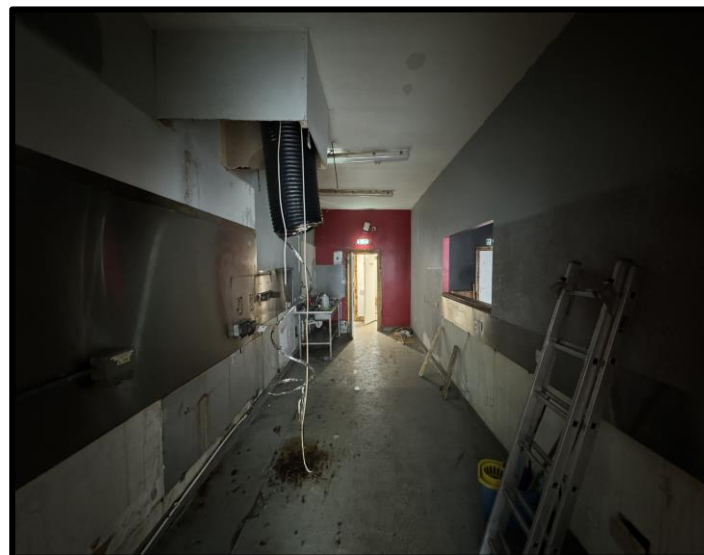
VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **REVISED: AUGUST 2024**



Get in Touch

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



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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.

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