

## FIRST FLOOR OFFICE ACCOMMODATION

- > NIA: 145.53 SQM (1,565 SQ FT)
- > TOWN CENTRE LOCATION
- > POTENTIAL FOR 100% RATES RELIEF
- > NEARBY PUBLIC TRANSPORT LINKS
- > SUITABLE FOR A VARIETY OF USES
- > RENTAL: £12,500 PER ANNUM
- > SALE PRICE: OFFERS INVITED



# TO LET/FOR SALE

**40 ALEXANDER STREET, AIRDRIE, ML6 0BA**

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## LOCATION

The subjects are located in the North Lanarkshire town of Airdrie, on the eastern end of Alexander Street. Airdrie is located approximately 15 miles to the east of Glasgow and benefits from excellent transport links. Access to Junction 6 of the M8 and Junction 2 of the M73 are located within 5 miles of the subjects, thus providing links to major road networks throughout Scotland.

Public transport links are easily accessible with Airdrie train station situated a short distance from the subjects. Regular bus services are also available throughout Airdrie's town centre.

## DESCRIPTION

The subject comprise the first floor of a larger 2 storey building of stone construction. The property is accessed via footpath entrance at the western elevation. The space benefits from first floor frontage overlooking Alexander Street which carries a high volume of passing vehicular traffic.

Internally the space is split into upper ground and first floor open plan office accommodation. Staff kitchen and W/C facilities are on the upper ground floor. The property further benefits from a section of attic storage space.

## RENTAL

Our client is seeking rental offers in excess of £12,500 per annum.

## SALE PRICE

We are inviting offer for the heritable interest in the subjects. Further information can be made available upon request.

## VAT

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

## RATEABLE VALUE

The subjects are entered into the 2023 Valuation Roll with a rateable value of £3,250. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

The rate poundage for 2023/24 is 49.8p to the pound.

## PLANNING

We understand that the property has 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
Upper Ground	54.57	587
First	68.41	736
Attic	22.55	242
<b>TOTAL</b>	<b>145.53</b>	<b>1,565</b>



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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