

TO LET

Prime Retail Unit
4,802 sq.ft

(446.1 sq.m)



SIGNIFICANT INTERNAL UPGRADE COMPLETE

M

Unit 74-76

66 - 90 Graham Street,
Airdrie, Lanarkshire,
ML6 6DB

Occupiers Include

home bargains

cardfactory **GREGGS**

GRAHAM STREET

Unit 74-76

DESCRIPTION

The premises comprise a retail unit, configured over ground and first floor levels. The premises can be split into several configurations (see plan) to match occupier requirements. The premises have the benefit of a Class 3 consent for restaurant & takeaway (19/00887/FUL) and the local planning authorities are understood to be supportive of non-retail uses in this location.

LOCATION

Airdrie is a town of approximately 36,000 people situated some 12 miles east of Glasgow and draws extensively from the wider North Lanarkshire population of approximately 321,000 people. The premises occupy an excellent location linking prime Graham Street with Gartlea Retail Park. The town's major health centre development, directly adjacent, is now well established and generates an estimated 4,500 customers daily. The ground floor of that development is anchored by Home Bargains. Other nearby retailers include Poundland, Card Factory, Greggs, WH Smith, Boots and Iceland.

UNIT SIZE

Ground Floor: 3,406 sq.ft (316.4 sq.m)

First Floor: 1,396 sq.ft (129.7 sq.m)

Total Area: 4,802 sq.ft (446.1 sq.m)

RENT

Offers over £42,500 per annum exclusive of VAT.

BUSINESS RATES

Rateable Value: £26,000.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £4,065 per annum.

Insurance: TBC

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



52

Parking spaces



11

Retail Units On-Site



38,024 sq.ft

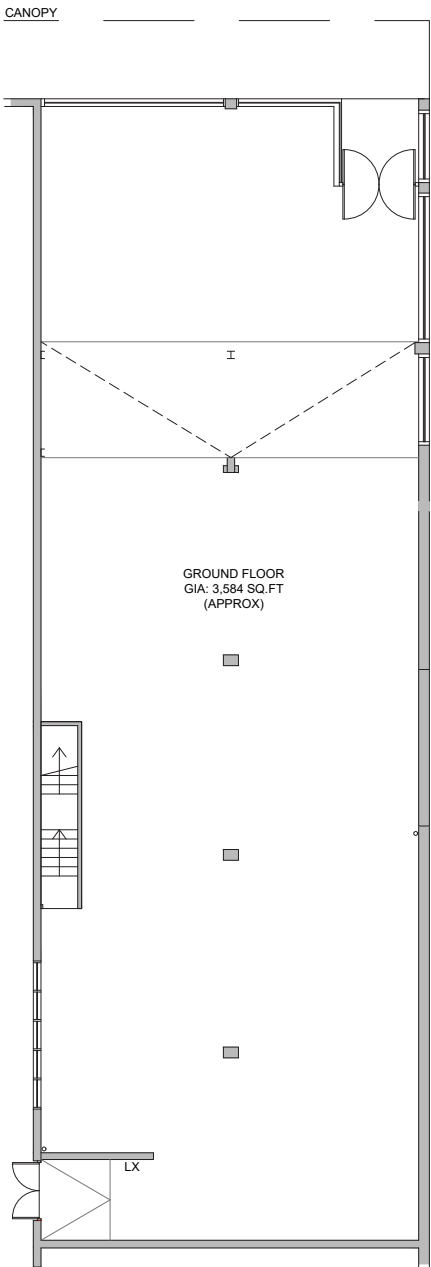
Total Area



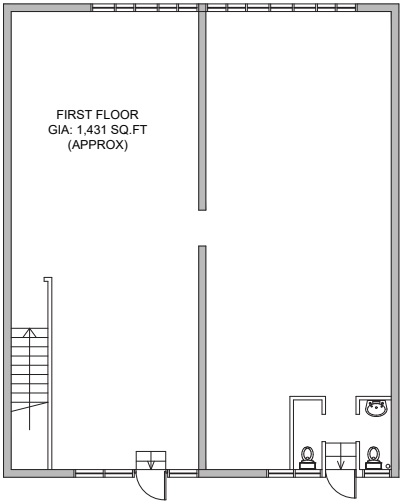
What Three Words

deaf.tanks.builds

FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

GRAHAM STREET

SITE PLAN



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Viewing
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