

# TO LET

1-3 Stirling Street  
Airdrie ML6 0AH

- ▶ Substantial levels of vehicular & pedestrian traffic
- ▶ Benefits from 100% Small Business rates relief
- ▶ Rental offers of £24,000 pa invited
- ▶ Total Area – 2,629 sq ft (244.2 sq m)



## LOCATION

Airdrie is located 12 miles east of Glasgow's city centre and has a population of approximately 36,000 residents. Airdrie is one of the largest towns in North Lanarkshire and draws visitors from the wider population of approximately 321,000 people.

The unit occupies a prominent corner position on Stirling and Bank Street, a key junction of two major thoroughfares of the town centre, and a short walk away from Graham Street which is on the other side of the junction. Neighbouring national occupiers include **Subway**, **Baynes Bakers**, **British Heart Foundation**, **Kip McGrath** and **SPAR**.

## ACCOMMODATION

The subjects consist of 3-storeys and a basement level on a corner pediment. The ground floor consists of a retail space with a stairway leading to the basement and upper floors. The first floor has WCs and a tea prep area, and the space benefits from large windows so could be used for further customer space. The second floor has a low ceiling height in parts and is mainly used as a storage area. The basement predominantly consists of storage space and an office.

The approximate net internal floor areas are shown below:

GROUND FLOOR	752 SQ FT	69.9 SQ M
FIRST FLOOR	728 SQ FT	67.6 SQ M
SECOND FLOOR	432 SQ FT	40.2 SQ M
BASEMENT	718 SQ FT	66.7 SQ M
<b>TOTAL</b>	<b>2,629 SQ FT</b>	<b>244.2 SQ M</b>

## PLANNING

The subjects currently benefits from Class 1A planning consent. Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

Offers of **£24,000 per annum** exclusive are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£11,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£5,578**.

## ENERGY PERFORMANCE CERTIFICATE

Full EPC Report available on request.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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