

TO LET

Unit 9, Airdrie Retail Park, Gartlea Road, Airdrie ML6 9JB

- ▶ Substantial levels of vehicular and pedestrian traffic
- ▶ Situated in the popular Airdrie Retail Park
- ▶ Rental offers of £90,000 pa invited
- ▶ Total GIA – 6,844 sq ft



EYCO
0131 226 2641
www.eyco.co.uk

On the instructions of
LCP
part of M'Core

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LOCATION

Airdrie is located approximately 13 miles east of Glasgow City Centre, 30 miles west of Edinburgh. Airdrie has a resident population of 36,326 with 79,687 living within a 10 minutes drivetime and 428,180 within 20 minutes of the Retail Park.

The area is well connected with the nearby M8 motorway offering a good means of access to Central Scotland and beyond. Additionally, Airdrie train station is located within the town centre, only a few minutes' walk from the property.

Airdrie Retail Park is located immediately to the south of Airdrie town centre and is anchored by a 60,000 sq. ft **Tesco** Supermarket. The Airdrie Retail Park as a whole host more than 104,000 sq. ft of retail warehouse space as well as an abundance of parking.

Other tenants in the scheme include **McDonalds**, **Argos**, **B&M Bargains**, and **The Food Warehouse**.

DESCRIPTION

The subject is a standalone retail warehouse unit, internally consisting of a large ground floor retail space with an over hanging trading mezzanine. To one side of the ground floor is storage and staff accommodation and above this further storage space on the first floor. Additionally the property has 17 car parking spaces directly adjacent.

The approximate gross internal floor areas are shown below:

GROUND FLOOR SALES	4,212 SQ FT	391.3 SQ M
GROUND FLOOR STORAGE AND STAFF	1,235 SQ FT	114.8 SQ M
FIRST FLOOR STORAGE	1,397 SQ FT	129.8 SQ M
TOTAL GIA	6,844 SQ FT	625.9 SQ M

There is trading mezzanine extending to 1,668 sq ft (155.0 sq m) installed.

PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class 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 **£90,000 per annum** exclusive are invited.

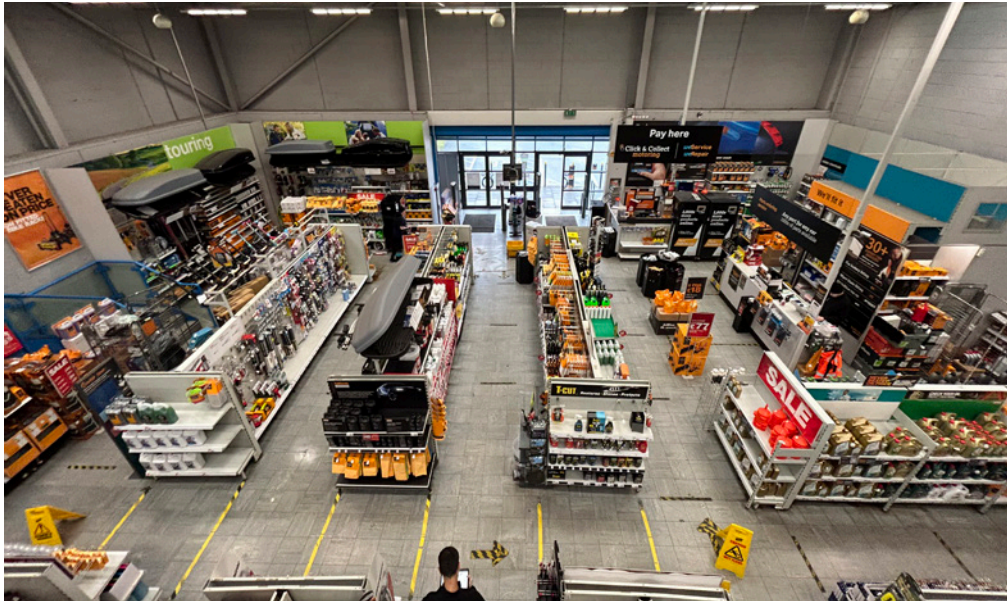
SERVICE CHARGE

The service charge for the current financial year is **£4,845 per annum** exclusive of VAT.



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RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£68,500**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£35,003**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B.

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 incoming 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.

GET IN TOUCH



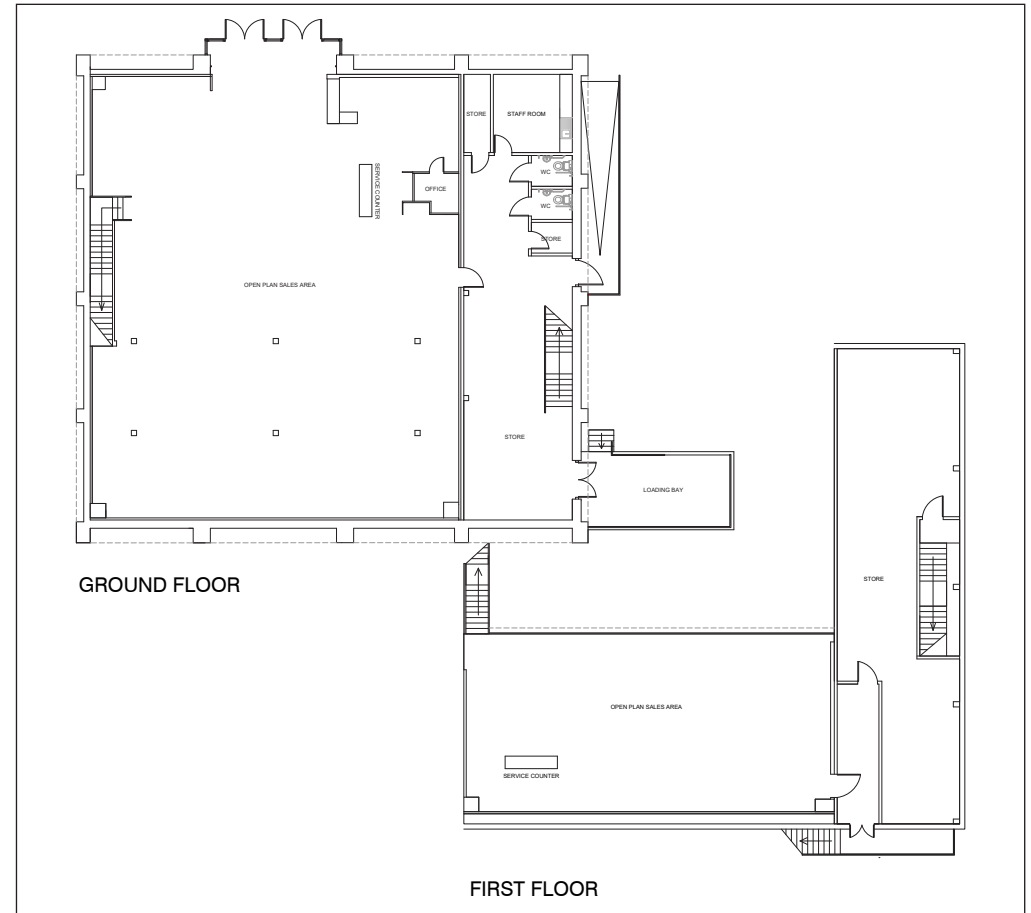
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