

Prominent Retail Unit

****Main Arterial Road Location****

TO LET

**60 CLARK STREET
AIRDRIE
ML6 6DW**



Location

Airdrie is located about 10 miles east of Glasgow city centre. It has a resident population of some 38,000 persons and a much broader catchment of over 100,000.

The subjects occupy a prominent location on the south side of Clark Street approximately 200 metres from the town centre. Clark Street comprises one of the main arterial roads leading to the town centre and thus enjoys a high volume of passing traffic. Occupiers nearby include Morrisons and IMO Carwash.

Accommodation

The subjects comprise part of a 2 unit development with dedicated parking to the front and service yard to the rear, the adjoining unit being occupied by Vets4Pets. From our inspection we would confirm the subjects afford the following areas and dimensions;

Gross Frontage	:	9.09m	(29' 10")
Net Frontage	:	5.26m	(17' 3")
Internal Width	:	8.79m	(28' 10")
Shop Depth	:	22.28m	(73' 1")
GIA	:	195.74 m ²	(2,107ft ²)

Internally the premises provide an open area to the front with toilet and staff facilities to the rear. In addition the unit benefits from a fully glazed frontage and entranceway.

Energy Performance Certificate

A copy of the EPC is available upon request.

Planning

The premises currently benefit from Sui Generis Consent but would be suitable for alternative uses subject to planning.

Lease

The premises are offered to the market on the basis of a new FRI lease for a minimum term of 10 years, subject to 5 yearly rent reviews. Offers in the region of £22,000 pa are sought.

VAT

All terms are quoted net of VAT where applicable.

Rates

The subjects are currently entered in the Valuation Roll as follows;

Rateable Value (23/24)	:	£13,100
Rates Payable (23/24)	:	£6,524

Entry

Early entry is available subject to vacant possession.

Legal costs

Each party are to be responsible for their own costs.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing and Further Information

For appointments to view & further information please contact:

Whitelaw Baikie Figs
81 St Vincent Street
Glasgow
G2 5TF

Tel No. 0141 221 6161

Contact: Graham Figs
Email: graham@wbf.co.uk

LOCATION PLAN



Published: 7th August 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property,
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.