

## RETAIL UNIT

- > NIA:- 111.92 SQ M (1,205 SQ FT)
- > HIGH QUALITY RETAIL UNIT WITHIN MODERN PARADE
- > BUSY RETAILING LOCATION
- > CLASS 3 (SUI GENERIS) CONSENT
- > ATTRACTIVE GLAZED FRONTAGE
- > AMPLE ON SITE PARKING
- > RENTAL OIEO: £30,000 PA



# TO LET

**22D HIGH STREET, AIRDRIE, ML6 0DT**

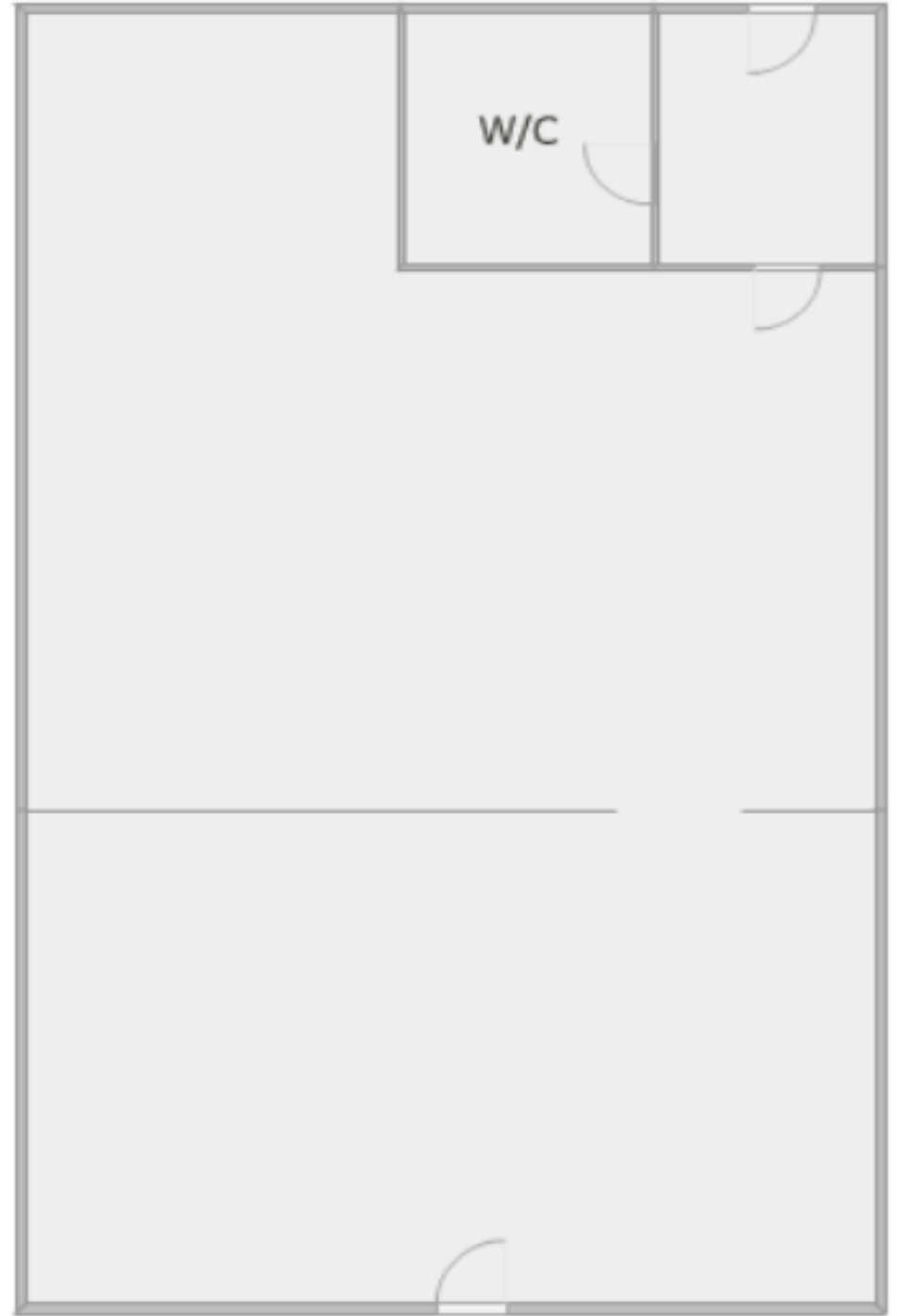
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The above plan is for indicative purposes only

## LOCATION

The subjects are located within the town of Airdrie, on the north side of High 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 is approximately 4 miles away which provides links to the major road networks throughout Scotland. Public transport links are also available with Airdrie train station and regular bus services accessible in the nearby vicinity.

The busy retailing parade benefits from a high level of passing traffic, as well as pedestrian footfall. Surrounding occupiers include; Greggs, Dominos, Lloyds Pharmacy and Aldi.

## DESCRIPTION

The subjects comprise of a single storey self-contained retail unit, within a modern retail parade development. The subjects benefit from an attractive glazed display window as well as pedestrian access door.

Internally, the subjects are presented in a high standard in line with the previous use as a hot food takeaway. A main sales area can be found to the front of the property with a large storeroom and w/c facilities found to the rear of the property.

## RENTAL

Our client is seeking offers in excess of **£30,000 per annum**.

## EPC

A copy of the EPC can be made available upon request.

## RATING

The subjects are entered into the current valuation roll at £16,000. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2024/2025 is 49.8p to the pound.

## VAT

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

## PLANNING

We understand that the property has class 3 (sui generis) planning consent in line with its existing use.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

## LEGAL COSTS

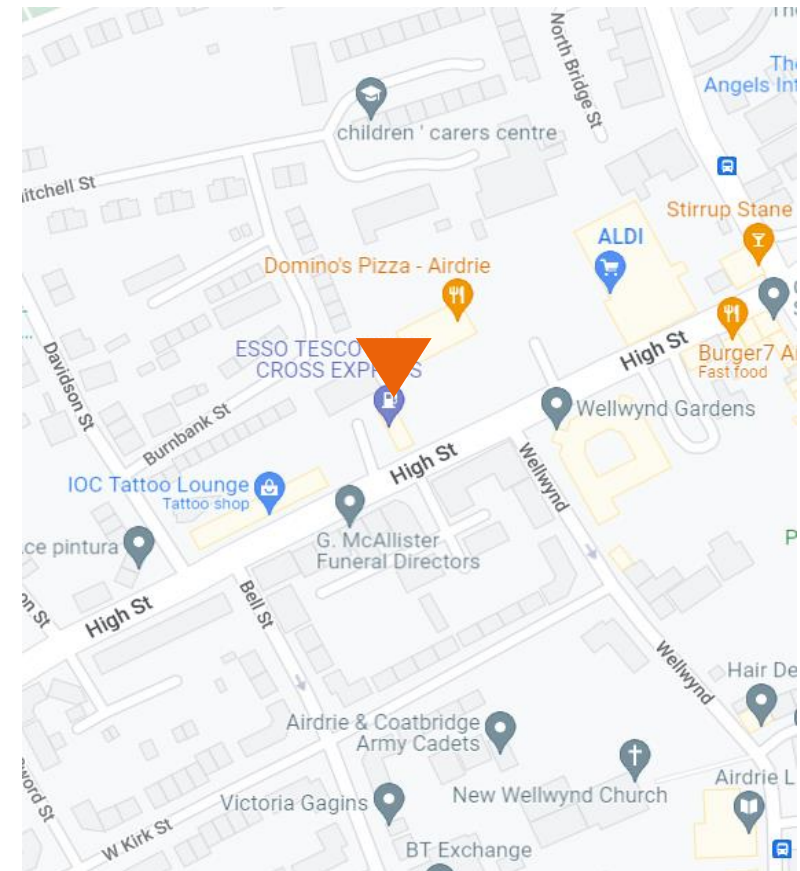
Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## 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.

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition on a net internal area (NIA) basis, we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>111.92</b>	<b>1,205</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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