

TO LET

Prominent Class 3 Premises

NIA: 93.92 SQM (1,011 SQFT)

Modern Open Plan Cafe

Located Within The Popular
Drumpellier Country Park

Benefits From Approximately 1
Million Visitors Per Year

Within Close Proximity To M73
Motorway

Rent: Upon Application



[CLICK HERE FOR A VIRTUAL TOUR!](#)

On Behalf of:



DRUMPELLIER COUNTRY PARK, COATBRIDGE, ML5 1RX

CONTACT:

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Location

DRUMPELLIER COUNTRY PARK, COATBRIDGE, ML5 1RX



The subjects are located within Coatbridge, 9 miles east of Glasgow. held within the North Lanarkshire Council district.

Coatbridge benefits from strong transport links with junction 2A of the M73 motorway located 1.8 miles away, providing access to Glasgow City Centre and Scotland's wider motorway network. Coatbridge Sunnyside Train Station is located approximately 2.3 miles from the subject property, offering frequent services to Edinburgh Waverley and Glasgow Queen Street.

More specifically, the subjects occupy a prominent position within Drumpellier Country Park, located off Townhead Road. Drumpellier Country Park spans across approximately 500 acres, including two lochs, a visitor centre, numerous walking and cycling trails and a large play park. The Country Park is also home to wide range of wildlife which attracts high levels of footfall.



[CLICK HERE FOR LOCATION](#)



Description

DRUMPELLIER COUNTRY PARK, COATBRIDGE, ML5 1RX



The subjects comprise of a ground floor class 3 premises which forms part of a larger multi-use single storey building. The premises acts as the hub for Drumpellier Country Park, and benefits from several dedicated pedestrian access points via the dedicated car park.

Internally, the subjects consist of an open plan seating area to the front, suitable to sit approximately 30 covers, benefitting from a tiled floor covering and pendulum light fittings. The seating area also benefits from a prominent observation area which overlooks Lochend Loch. The subjects also benefits from a fully fitted kitchen, W/C provisions and storage space to the rear. Further seating is provided via an outdoor seating area, accessible for both café and public use.

Drumpellier Country Park also benefits from parking provisions, suitable for customers and staff

ACCOMMODATION

	SQM	SQFT
Accommodation	93.92	1,011
TOTAL	93.92	1,011

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).





Photographs

DRUMPELLIER COUNTRY PARK, COATBRIDGE, ML5 1RX





Floor Plan

DRUMPELLIER COUNTRY PARK, COATBRIDGE, ML5 1RX



Floor plans are for indicative purposes only



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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.

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RENT

Upon Application

PLANNING

We understand that the property benefits from Class 3 Planning Consent.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £14,200. The rate poundage for 2025/2026 is 49.8p to the pound. As such, any incoming tenant may be eligible for rates relief via the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Bidders will be expected to demonstrate how they can contribute to Council corporate values

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLISHED: February 2026.