



TO LET

Prime Retail Unit

4,802 sq.ft

(446.1 sq.m)

MAY SELL

SIGNIFICANT INTERNAL UPGRADE COMPLETE

M UNIT 74-76

66 - 90 Graham Street,
Airdrie, Lanarkshire,
ML6 6DB

Occupiers Include

home bargains

cardfactory **GREGGS**

GRAHAM STREET

UNIT 74-76

DESCRIPTION

The premises comprise a retail unit, configured over ground and first floor levels. The premises can be split into several configurations (see plan) to match occupier requirements. The premises have the benefit of a Class 3 consent for restaurant & takeaway (19/00887/FUL) and the local planning authorities are understood to be supportive of non-retail uses in this location.

LOCATION

Airdrie is a town of approximately 36,000 people situated some 12 miles east of Glasgow and draws extensively from the wider North Lanarkshire population of approximately 321,000 people. The premises occupy an excellent location linking prime Graham Street with Gartlea Retail Park. The town's major health centre development, directly adjacent, is now well established and generates an estimated 4,500 customers daily. The ground floor of that development is anchored by Home Bargains. Other nearby retailers include Poundland, Card Factory, Greggs, Boots and Iceland.

UNIT SIZE

Ground Floor: 3,406 sq.ft (316.4 sq.m)
First Floor: 1,396 sq.ft (129.7 sq.m)
Total Area: 4,802 sq.ft (446.1 sq.m)

RENT

£35,000 per annum exclusive of VAT.

PRICE

Offers in excess of £350,000 exclusive.

BUSINESS RATES

Rateable Value: £32,250

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £9,275 per annum.
Insurance: TBC

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



52

Parking spaces



11

Retail Units On-Site



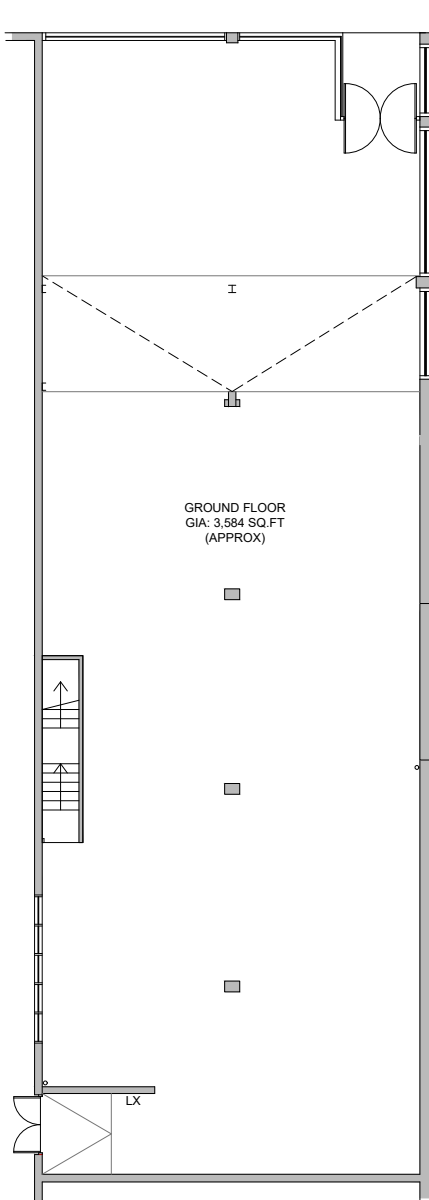
38,024 sq.ft

Total Area

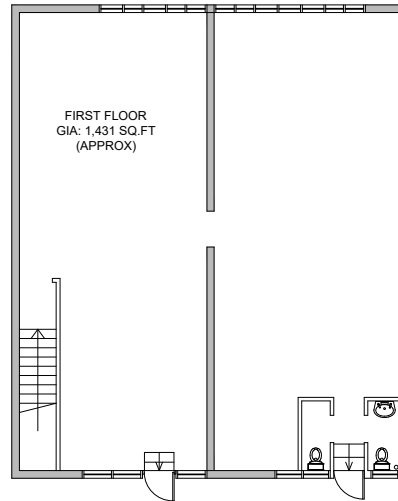


What Three Words
deaf.tanks.builds

FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



GRAHAM STREET

SITE PLAN



George Kearney

0207 233 5255
07714 679202
GKearney@lcpproperties.co.uk



Alex Williams

07741 951 843
AWilliams@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents



Richard Ford

07834 791163
richard@reithlambert.co.uk



Tom Forster

07919 920126
tforster@orinsen.com



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.