

20-26
GRAHAM STREET
AIRDRIE ML6 6BU

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ENTRANCE EXIT

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**PRICE
PROMISE** 
ASK IN-STORE FOR DETAILS

TO LET

**PRIME
RETAIL UNIT**

20-26 GRAHAM STREET

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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.

Graham Street is the prime retail pitch in Airdrie and neighbouring occupiers in the immediate vicinity include a mix of local and national retailers such as **Savers**, **Boots**, **Superdrug**, **Iceland**, **Greggs**, **Poundland** and **Home Bargains**.



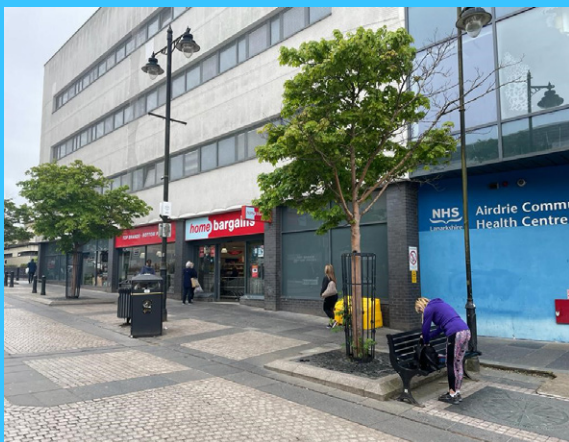
ACCOMMODATION

The premises comprise a retail unit, configured over ground, first and basement levels, extending to the following approximate areas:

20-26 Graham Street		
Ground Floor	755.17sq m	8,129 sq ft
First Floor	64.65 sq m	696 sq ft
Basement	517.42 sq m	5,569 sq ft
Total	1,337.24 sq m	14,394 sq ft

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RENT

Offers in excess of **£55,000 per annum exclusive** are invited.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £51,000
Commercial Rate Pounding £0.511
(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

USE

Class 1A (Retail).

EPC

A copy of the EPC will be made available as required.

TERMS

Subject to vacant possession, the subjects are offered on the basis of a new, full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the sole agent:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford
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07834 791 163

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