

TO LET

14 GARTLEA RD AIRDRIE ML6 9JL

ON THE INSTRUCTIONS OF

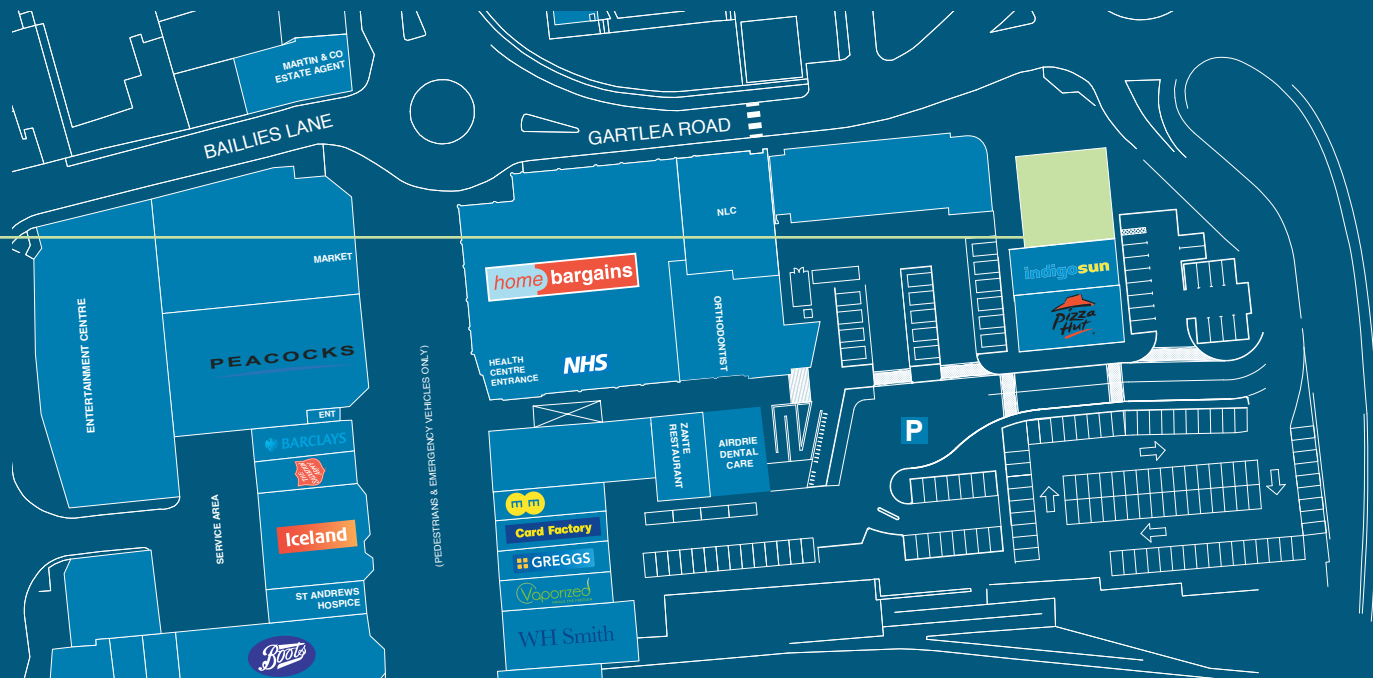
LCP

PROMINENT RETAIL/ RESTAURANT/LEISURE UNIT

- END-TERRACE POSITION, HIGHLY VISIBLE FROM 'MORRISONS ROUNDABOUT'
- ALONGSIDE INDIGO SUN AND PIZZA HUT DELIVERY
- ON SITE CAR PARKING

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LOCATION

The premises occupy a highly prominent end terrace position on Gartlea Retail Parade.

The unit sits alongside **Indigo Sun** and **Pizza Hut Delivery**, directly opposite **Morrisons** superstore and is within easy walking distance of prime Graham Street and the town's major Health Centre.

DESCRIPTION

The premises comprise a modern purpose built retail unit, currently used for retail use but previously used as a gym. The unit is considered to be suitable for a number of commercial uses, subject to planning, including restaurant.

The terrace is served by 19 car spaces directly in front of the unit.

Gross Internal Area 4,042 sq ft (375.5 sq m)

(Note – the premises are capable of sub-division to suit smaller requirements)

RATING

NAV £52,000
Rates Payable £26,312

(Information from Scottish Assessor's website:
www.saa.gov.uk)

TERMS

The premises are available on a new lease, with quoting figures available on request. Vacant possession can be granted from September 2019 and potentially earlier through negotiation.

VAT

All prices, rents etc will be subject to VAT at the prevailing rate.

FURTHER INFORMATION

Please do not contact the shop directly.

Viewings and all other information available by contacting the agents:

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