



**12 Church Street**

**Coatbridge**

**ML5 3EB**

## **To Let/May Sell**

### **Office Accommodation with Full Planning Consent for Residential Development**

#### **Location**

Coatbridge lies within the Central Belt of Scotland, just 11 miles to the east of Glasgow and 38 miles west of Edinburgh. Coatbridge has an estimated population of around 41,000 people (2001 Census) and a district population just in excess of 321,000.

The A725 dual carriageway links Coatbridge with the M74 (Junction 5) and also allows easy access to the M73. It is also located close to the M8 motorway, which links to Edinburgh in the east and Glasgow in the west. It has a mainline railway station and both Glasgow and Edinburgh International Airports are within a 45 minute drive.

The property is located on the east side of Church Street, in close proximity to the main town centre shopping area and situated at the pedestrianised end of Main Street. Local operators include Asda, Lloyds Pharmacy, and Ladbrokes Book Makers.

#### **Description**

The subjects comprise of first and second floor office accommodation within traditionally a three storey Georgian red Sandstone period building. The property provides dedicated ground floor access with on street parking. The ground floor is in separate ownership and is currently let to Ladbrokes Bookmakers. The subject benefits from vacant possession and has been subject to remediation works as the building has planning consent and building warrant to convert to four 2 bedroom apartments. The plans approved incorporate utilising the dormant attic space.

The proposed residential development will create up to approximately 4,000 sq ft plus additional attic floor space. Development plans available on request.

Internally the building boasts ornate features such as stain glass windows in the stairwell area, cornicing, detailed columns and period staircase. It's thought that in its current state the property would be ideal for Dental Surgery, Solicitor's office, Accountant firm, Jewellers etc

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