

DM HALL

To Let

Class 1A Retail
Premises

34 Stirling Street,
Airdrie ML6 0AH



136.1 SQ M
1,464 SQ FT

Property Details

- Established commercial position within Airdrie Town Centre
- Potential for alternative uses, subject to consent
- 100% rates relief, subject to occupier status.
- Rental offers over £13,500 per annum

Location

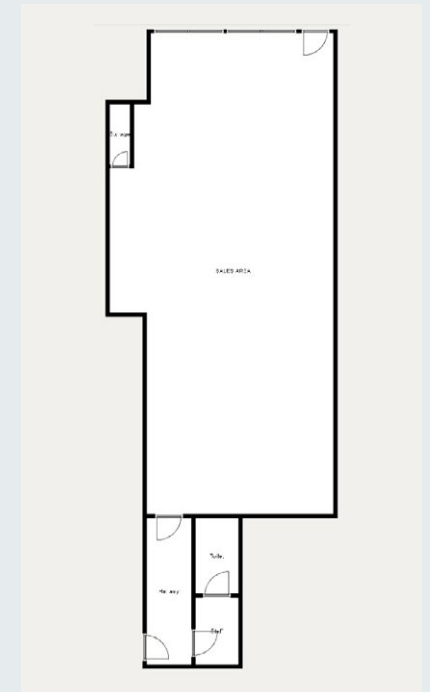
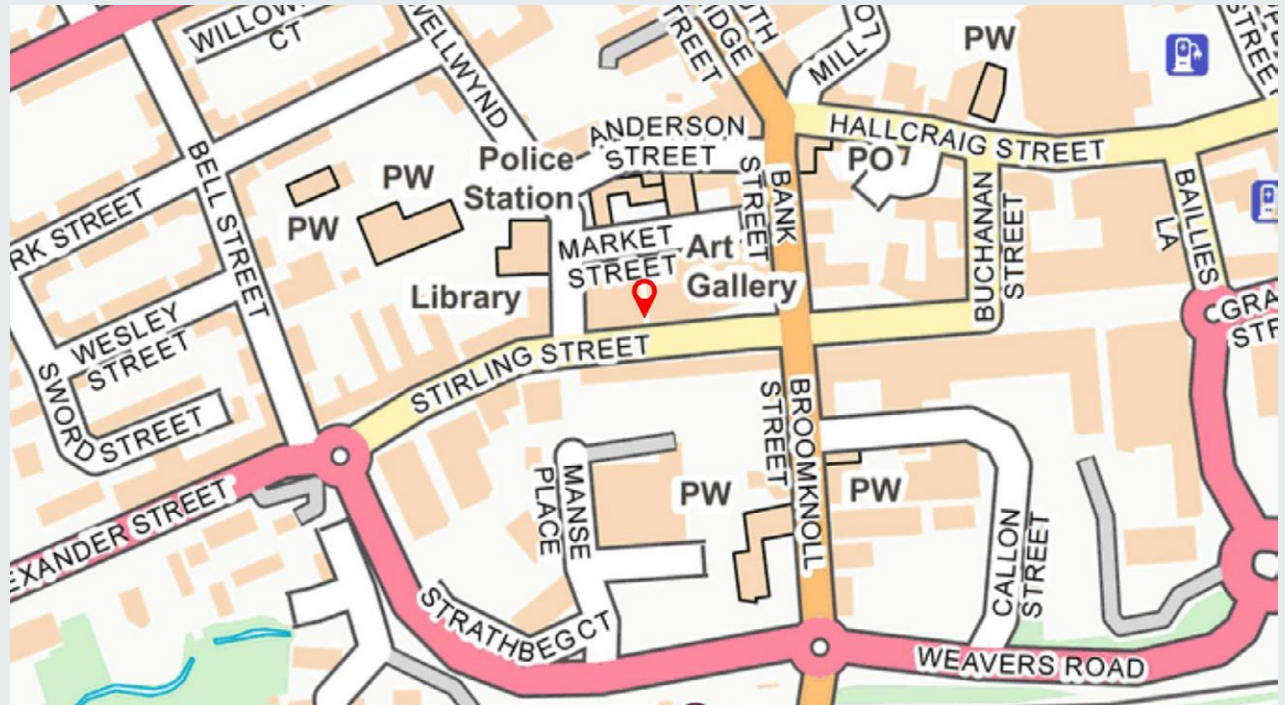
Stirling Street is a busy retailing street within Airdrie Town Centre with the property situated close to its junctions with Graham Street and Bank Street. The immediate locality is of a retail and licensed nature with nearby occupier including Coral, Paddy Power, Baynes the Bakers and British Heart Foundation, amongst others.

Airdrie is located within the North Lanarkshire region around 12 miles east of Glasgow and 35 miles west of Edinburgh. The town has a population of around 35,000 persons and lies just off the M8 motorway.

Description

34 Stirling Street comprises double fronted a ground floor retail premises, contained within a two storey mid terraced commercial property.

Internally the property is laid out to provide a large open plan main sales area, leading to ancillary and toilet accommodation located to the rear.



Property Details

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition on a net internal basis of 136.1 sq.m (1,464 sq.ft).

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Rates

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £11,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

Rent

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £13,500 per annum are invited.

Legal Costs

Each party is to bear their own legal costs in relation to any letting transaction. The tenant will be responsible for any registration dues, fees and Land & Building Transaction Tax where applicable.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.



Make an enquiry

Jacqueline.towie@dmhall.co.uk
07917 762 352

Graeme.Todd@dmhall.co.uk
07831 274 556

DM Hall Commercial Department
Unit 3 Cadzow Park, 82 Muir Street
Hamilton, ML2 6BJ

01698 284 939



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.