



FOR SALE - FIRST FLOOR AND ATTIC OFFICE AIRDRIE TOWN CENTRE

31 Stirling Street, Airdrie, ML6 0AH

LOCATION:

Within the central retail and commercial core of Airdrie Town Centre, fronting Stirling Street close to the New (or Bottom) Cross, its junction with Bank Street, Graham Street and Broomknoll Street. Surrounding properties are predominantly retail and Class 2 uses to the ground floor and offices to the upper floors and neighbouring occupiers include estate agents Joanna Daly, Colin Tomney and Countrywide, Muscle Zone, Day-Today convenience store, TUI travel agent, mfy solicitors.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

There is a free public car park immediately to the rear and a number of alternative car parks throughout the town.

DESCRIPTION:

First floor and attic of a traditional, red sandstone fronted, mid terraced building fronting directly on to Stirling Street.

Exclusive entrance to internal stair to the first floor landing with 5 offices, and a toilet off and further stair to the attic floor of 3 rooms, store and toilet.

Gas central heating is installed supplemented by replacement UPVC double glazing throughout. Freshly decorated in white, acoustic tile ceilings have been installed to the principle accommodation.

Currently an office, the property could suit redevelopment to residential use subject to all relevant consents.

AREAS:

668 sq ft/ 62.06 sq m net internal area to first floor
535 sq ft/ 49.70 sq m net internal area to attic floor
1203 sq ft/111.76 sq m total net internal area.



RATEABLE VALUE: £9,000

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

ENERGY RATING:

Awaiting EPC

PRICE:

OFFERS OVER £69,000 are invited.

In the first instance, all offers should be submitted to Mr Cameron of this office.

Alternatively, our client may consider a lease of the property subject to further negotiation.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

REF: O286 Prepared April 2019

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