



SHOP WITH UPPER FLOOR OFFICE/STORE TO LET

23 Hallcraig Street Airdrie ML6 6AH

LOCATION:

On busy Hallcraig Street within 50 metres of its junction with South Bridge Street, Bank Street and Anderson Street in the retail and commercial core of Airdrie town centre.

Neighbouring and nearby occupiers are a variety of predominantly independent traders including butcher, Cash Generator, noodle bar, Turkish barber, dentist, coffee shop and babywear. Free public parking is available in the nearby 2 storey car park in Hallcraig Street and a variety of car parks throughout the town centre.

Approximately 15 miles to the south east of Glasgow, Airdrie is one of the principal towns of North Lanarkshire and has a population of around 37,000 with an immediate catchment of 300,000.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

The left end unit of a terraced development of 4 in busy Hallcraig Street.

2 x display windows with matching central doors, protected by lattice style roller shutters, to predominantly open plan retail area with tea preparation area to the rear. A door leads to an accessible toilet to the rear and 4 steps up to a mid-floor boxroom/store and fire escape.

The property may suit a variety of uses including office, salon, studio etc.



AREA:

Shop -535 sq ft/ 49.72 sq m or thereby net internal area.

Mid-floor room – 8.8 sqm / 95 sqft or thereby.

RATEABLE VALUE:

£9,000

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

ENERGY RATING: G

RENT, LEASE DETAILS, ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £8,500** per annum exclusive of VAT and local rates for which the tenant will also be responsible.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R565 Prepared November 2021

NOTICE

Whyte & Barrie 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 tenants and do not constitute, nor constitute part of, an offer or contract.
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