

TO LET



**80 DEEDES STREET,
AIRDRIE,
ML6 9AF**

Tenement shop unit in well established commercial location.
Property extends to 50m² (540 sq.ft.) or thereby.
New FRI lease available.
Rental £6,800 per annum (exclusive of VAT) .

LOCATION

Prominent position on busy Deedes Street, the main road between Airdrie and Coatbridge. Within the busy neighbourhood area of Coatdyke, neighbouring and nearby occupiers include Monklands Pharmacy, Braveheart Kilts, Di Maggios, newsagent and offsales & various takeaways. Whilst the busy road generates passing vehicular trade, there are also areas of densely populated housing nearby in a variety of housing, both private and local authority, and there are variety of industrial and commercial businesses in the surrounding area.

DESCRIPTION

Well presented ground floor tenement retail unit freshly decorated throughout using bright neutral tones. Comprises large retail section, magnolia painted walls with chrome spot lights, there is a raised display section built into the front of the shop. Electric roller shutters for security, leading from the main shop front there is an additional room with storage/sink to accommodate kitchen facilities, brand new disabled bathroom installed, there is also rear access to this property for deliveries including a roller shutter for security.

SIZE

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the following approximate net internal area:

50m² (540 sq ft)

RENTAL

Rental £6,800 per annum (exclusive of VAT), VAT is charged at the current rate.

Interested parties should contact us for a Property Application Pack. North Lanarkshire Properties does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

SERVICE CHARGE

No Service Charge was charged for the year 2019/2020 but the Landlord reserves the right to service charge in future.

RATES

The Rateable Value of the property is £4,850 with effect from 1 April 2017. The tenant will be responsible for the payment of Non-domestic Rates.

Rateable Value enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476000.

INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

EPC RATING

The Building Energy Performance Rating is G.

STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

INFORMATION AND VIEWING

If you require further information or would like to arrange a viewing please do not hesitate to contact us -

North Lanarkshire Properties
Suite G.3 Dalziel Building,
7 Scott Street,
Motherwell,
ML1 1PN

Telephone: 01236 632800

Email: property@northlan.gov.uk

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