

# TO LET



## 2 KIPPEN STREET COATDYKE, AIRDRIE, ML6 9AX

Single story shop in well established location.  
Property extends to 47.94m<sup>2</sup> (516 sq.ft.) or thereby.  
New FRI lease available.  
Rental - \*\* LET AGREED \*\* per annum (exclusive of VAT).

## LOCATION

Prominent position on Kippen Street, Within the busy neighbourhood area of Coatdyke. Nearby occupiers include Monklands Pharmacy, Braveheart Kilts, Di Maggios, newsagent and offsales & various takeaways. There are also areas of densely populated housing nearby in a variety of housing, both private and local authority.

## DESCRIPTION

Well-presented detached single shop situated on the corner of Kippen Street, (former Airdrie Credit Union Office). Comprises bright / welcoming reception area leading to additional offices to the left hand side. There is also a storage facility to the rear of the property. In addition there is a spacious kitchen area/staff accommodation leading to a single wash hand basin / W.C. The property also benefits from secure roller shutters throughout & modern alarm system.

## SIZE

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

**47.94m<sup>2</sup> (516 sq ft)**

## RENTAL

**\*\* LET AGREED \*\*** 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 £3,400 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 476 000.

## 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 632 800**

**Email: [property@northlan.gov.uk](mailto:property@northlan.gov.uk)**

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