

# TO LET



## 220 AIRBLES STREET MOTHERWELL, ML1 1XF

Mid-Terrace shop, positioned in well established commercial location.  
Property extends to 52.15m<sup>2</sup> (561ft<sup>2</sup>) or thereby.  
New FRI lease available.  
Rental - £7,000.00 per annum (exclusive of VAT).

# TO LET



**220 AIRBLES STREET  
MOTHERWELL, ML1 1XF**

## LOCATION

Enjoying a prominent position on Airbles Street, this property is situated in an established terrace of retail units. Adjoining and neighbouring occupiers include One Stop Community Store, Local Convenience Store, Coral Bookmakers and local take-away. On street parking is available on Airbles Street itself, in addition there is also a carpark and service area to the rear.

## DESCRIPTION

### 220 AIRBLES STREET (FORMER SALON) —

This well presented property comprises large glazed shop frontage. Spacious modern salon accommodation, bright / neutral tones throughout, with stylish fixtures and fittings. Leading from the front layout is a small cupboard leading to an additional beauty room, including storage - sink facilities. Leading to the rear of the building is a modern fitted tea/preparation area, W.C with wash hand basin and access to the rear of the building / residential service area. The property also benefits from secure roller shutters.

## SIZE

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

52.15m<sup>2</sup> (561ft<sup>2</sup>) or thereby.

## RENTAL

Rental - £7,000.00 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 2020/2021 but the Landlord reserves the right to service charge in future.

## RATES

The Rateable Value of the property is £5,000.00 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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