

TO LET



**5 DUNBRECK AVENUE,
CALDERCRUIX, AIRDRIE,
ML6 7PE.**

Mid-Terrace Shop Located In Well Established Shopping Parade.
Net Internal Area: 56.02m² (603 Sq.Ft.²) or thereby.
New FRI lease available.
Rental Offers In Excess of £6,000.00 (Per Annum, Exclusive of VAT) Are Invited.

**** APPLICATIONS MUST BE SUBMITTED VIA PUBLIC CONTRACT SCOTLAND PORTAL ****

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LOCATION

The village of Caldercruix is located 5 miles east of Airdrie and has a residential population of approximately 2,000 people within the North Lanarkshire Local Authority Region. The village has grown in recent years due to a number of residential developments near the Railway Station providing excellent transport links to both Edinburgh and Glasgow.

DESCRIPTION

The property comprises an attractive glazed frontage unit with recessed doorway leading to bright welcoming sit in style café / takeaway area. Incorporating a seating area to the front of the premises, leading to the kitchen-preparation area, there is W.C facilities to the rear of the building. The property is decorated in neutral décor throughout with concrete flooring & suspended ceiling. The property also benefits from being located on the main shopping parade within the estate. Additional benefits include rear access to the building with roller shutter access and on-street parking facilities. The new owner may wish to expand the menu and extend the opening hours to offer takeaway in the evenings (subject to consent).

PLEASE NOTE: Whilst there is a gas supply to the premises that is live. The pipework has been capped at the meter and the in-going tenant will be required to carry out their own tests for the appliances within the property should they wish to utilise any of these. NO warranty or guarantee of the condition will be provided with these appliances by NLP LLP.

SIZE

In accordance with the RICS Code of Measuring Practice (6th Edition), We calculate the following approximate Net Internal Area: **56.02m² (603 Sq.ft²) or thereby.**

RENTAL

Rental Offers In Excess of £6,000.00 (Per Annum, Exclusive of VAT) are Invited.

CLOSING DATE

**** FRIDAY 25TH / AUGUST / 2023 @ 12NOON ****

All Parties should register their interest via Public Contracts Scotland Portal. Please Note: You **MUST** register as a Supplier with Public Contracts Scotland –

https://www.publiccontractsscotland.gov.uk/Register/register_Supplier.aspx

Please also check your Junk Folder for correspondence. This is a free service and can be concluded within 10 minutes of logging on to the site.

Any submission that does not meet the requirements detailed in these particulars will be excluded from the review process. Applications arriving after the closing date / time may not be considered.

North Lanarkshire Properties will only accept submissions made via the Public Contracts Scotland Portal, NO other medium will be accepted. North Lanarkshire Properties does not undertake to accept the highest offer or indeed, any offer received. For any additional information or to discuss the property in more detail please contact our office direct.

SERVICE CHARGE

No Service Charge was charged for the year 2021/2022 but the Landlord reserves the right to introduce service charge in future.

RATES

The Rateable Value of the property is **£5,000** with effect from 1 April 2023. 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**.

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

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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 approval for your use of the property.

These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of North Lanarkshire Properties LLP has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 North Lanarkshire Properties LLP is bound by the terms of this Act. This means that the North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.