

Culverwell

PROPERTY CONSULTANTS

TO LET / MAY SELL

FORMER SUPERMARKET PREMISES

10,000 SQ FT (929 SQ M) 0.6 ACRES (0.24 HA)
62 CLARK STREET, AIRDRIE ML6 6DW

LOCATION

Airdrie is located approximately 11 miles east of Glasgow and has a population in the region of 38,000.

Clark Street is one of the principal arterial routes within the town and therefore benefits from a high volume of passing traffic.

The main town centre, Airdrie Retail Park and Morrisons supermarket are located close by.

Other retailers within the immediate vicinity include Ladbrokes and IMO car wash. The main council offices and district court are located further along Clark Street.

DESCRIPTION

The subjects comprise the former supermarket premises providing a large ground floor retail space with staff toilet facilities and plant room at basement level. There is also a large car park to the rear.

We estimate that the subjects provide the following approximate gross internal areas:

Ground Floor	9,000 sq ft	836 sq m
Basement	1,000 sq ft	92.9 sq m
Site Size	0.6 Acres	0.24 Ha

RATING

We have been advised that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£69,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.462

PLANNING

The premises benefit from an open Class 1 (Retail) consent including the ability to sell food.

RENT

Rental offers are invited on a short term or long term basis.
16 GORDON STREET, GLASGOW G1 3PT TEL: 0141 248 6611 FAX: 0141 248 6612
web:www.culverwell.co.uk

Misrepresentation Act 1967: See Important Note Overleaf



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a negotiable term with provisions for 5 yearly upward only rent reviews.

PRICE

Our clients may also consider selling their heritable interest in the premises and invite offers.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

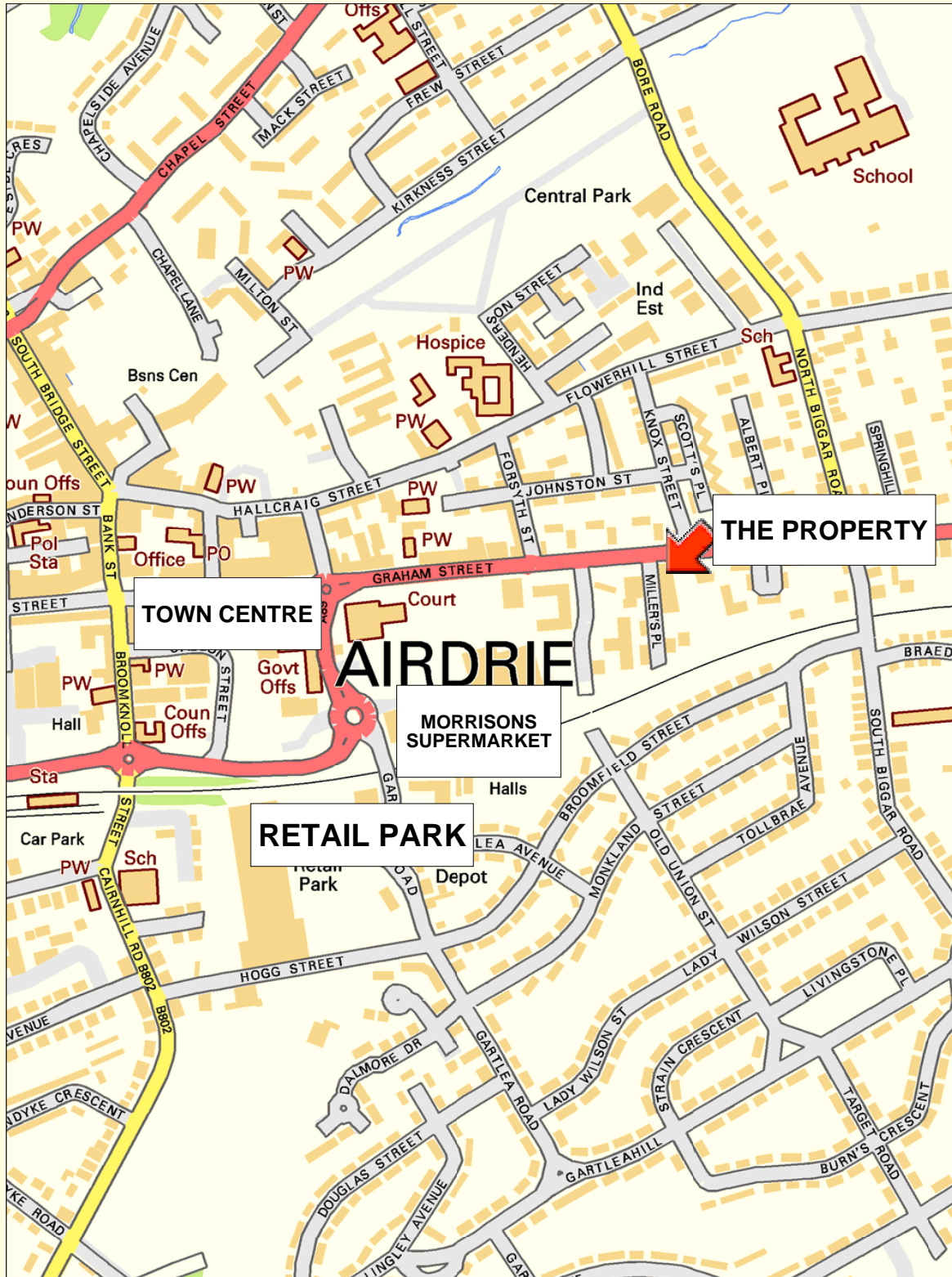
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: John Miller
Tel: 0141 248 6611
Email: john@culverwell.co.uk



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