

Culverwell

PROPERTY CONSULTANTS

DUE TO RELOCATION LEASE FOR SALE

PROMINENT RETAIL UNIT

UNIT 16, THE QUADRANT CENTRE, COATBRIDGE

LOCATION

Coatbridge is located approximately 11 miles east of Glasgow and 58 miles west of Edinburgh. The town has a resident population in excess of 48,000 people and a catchment estimated to be in the region of 102,000 people.

The subjects occupy a prominent position within The Quadrant Shopping Centre, which is accessed via Main Street which is the town's prime retailing location. Surrounding occupiers within The Quadrant Centre include New Look, Iceland, Burger King and externally include Ethel Austin, Timpsons, Thomas Cook and Halifax Bank of Scotland.

The exact location is shown on the attached traders plan.

DESCRIPTION

The subject property comprises a retail unit arranged over ground and first floors with a frontage to the covered mall within The Quadrant Centre.

ACCOMMODATION

We estimate the premises provide the following approximate dimensions and areas:

Gross frontage	34 ft 10	9.75 m
Net frontage	29 ft 9	9.07 m
Shop Depth	67 ft 4	20.52 m
Shpp Width	128 ft 9	39.24 m
Ground Floor	4,375 sq ft	406.44 sq m
First Floor	3,992 sq ft	370.86 sq m

RATING

We have been verbally advised by the local Assessors Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£38,750
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.462

PLANNING

We have been verbally advised by the local Planning Department that the subjects currently benefit from Class 1 retail consent. Interested parties are advised to make their own enquiries in connection with alternative uses.

RENT

The current passing rental is £62,500 per annum exclusive of VAT, payable quarterly in advance.



LEASE TERMS

The property is held on a 25 year full repairing and insuring lease expiring 6th September 2017. Rent reviews are 5 yearly with the next due with effect from 7th September 2012.

TERMS

Subject to status, favourable incentives may be available to an ingoing tenant.

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.

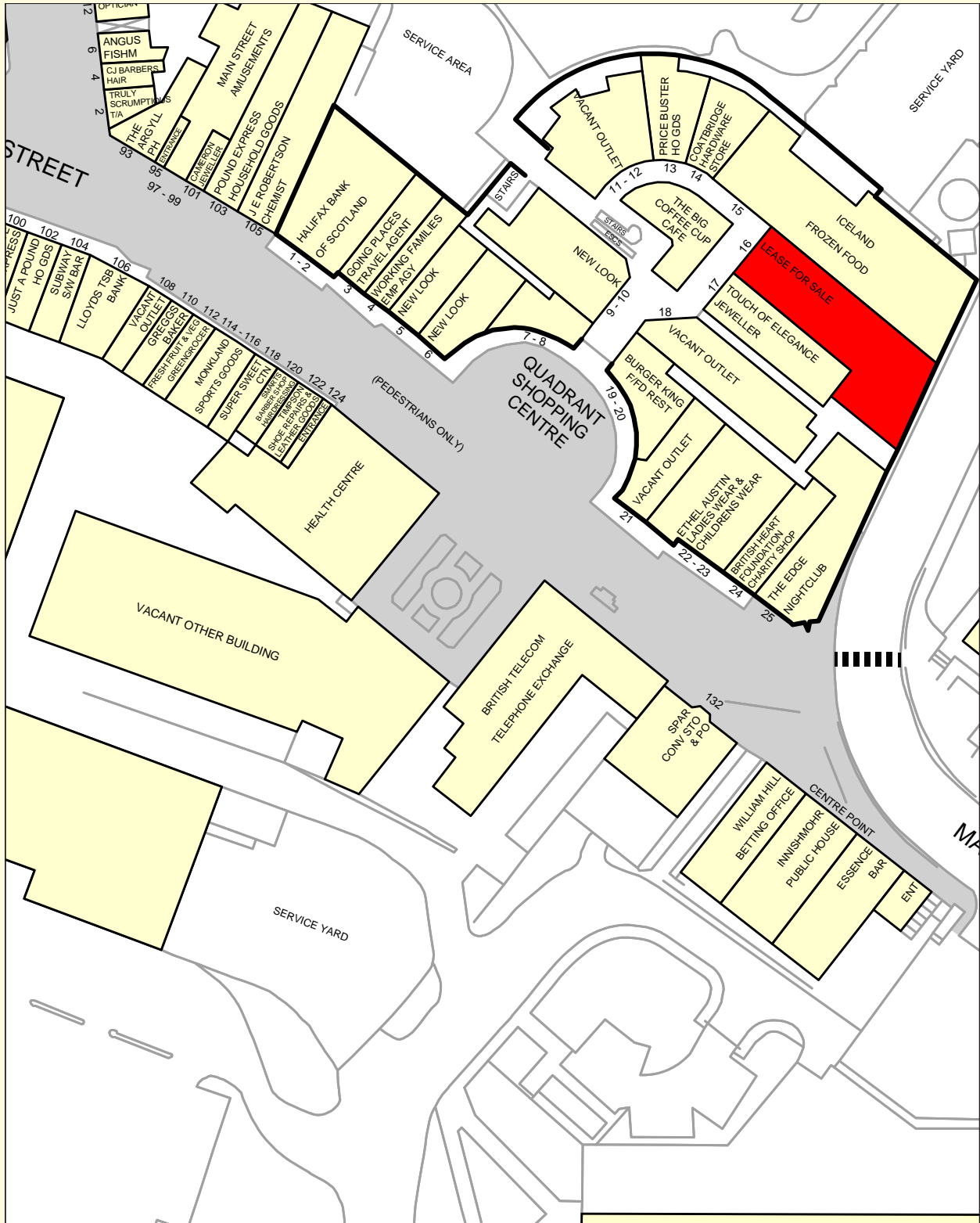
VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Peter Hutton/Katie Patterson
Tel: 0141 248 6611
Email: peter@culverwell.co.uk
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16 GORDON STREET, GLASGOW G1 3PT TEL: 0141 248 6611 FAX: 0141 248 6612
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Misrepresentation Act 1967: See Important Note Overleaf



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9 April 2008

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