

Culverwell

PROPERTY CONSULTANTS

TO LET RETAIL UNIT

40A MAIN STREET, COATBRIDGE

LOCATION

Coatbridge is situated approximately 11 miles east of Glasgow and 30 miles west of Edinburgh. The town's residential population is in excess of 48,000 people. The A275 dual carriageway provides easy access from the M73/M74 and M8 motorway networks.

The subject property is situated on a prime pitch on the south side of Main Street which forms the main retail thoroughfare for the town. Nearby occupiers include Peacocks, Superdrug, Lloyd's Pharmacy and Brighthouse.

DESCRIPTION

The premises comprise of an open fronted retail unit arranged over ground floor only of a two storey building under a flat felt roof with a separate means of escape to the rear.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	14 ft 2 ins	4.32 m
Net Frontage	13 ft 4 ins	4.27 m
Ground Floor	1,141 sq ft	106.0 sq m

RATING

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

Rateable Value	£21,750
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.45

PLANNING

We have been advised by the local Planning Department that the subjects benefit from Class 1 (Retail) use. Interested parties are advised to make their enquiries directly with the local Planning Department in respect of alternative use.

RENT

Offers in excess of £25,000 per annum exclusive are invited.

LEASE TERMS

The property is held on a full repairing and insuring lease expiring 24th April 2015.



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.

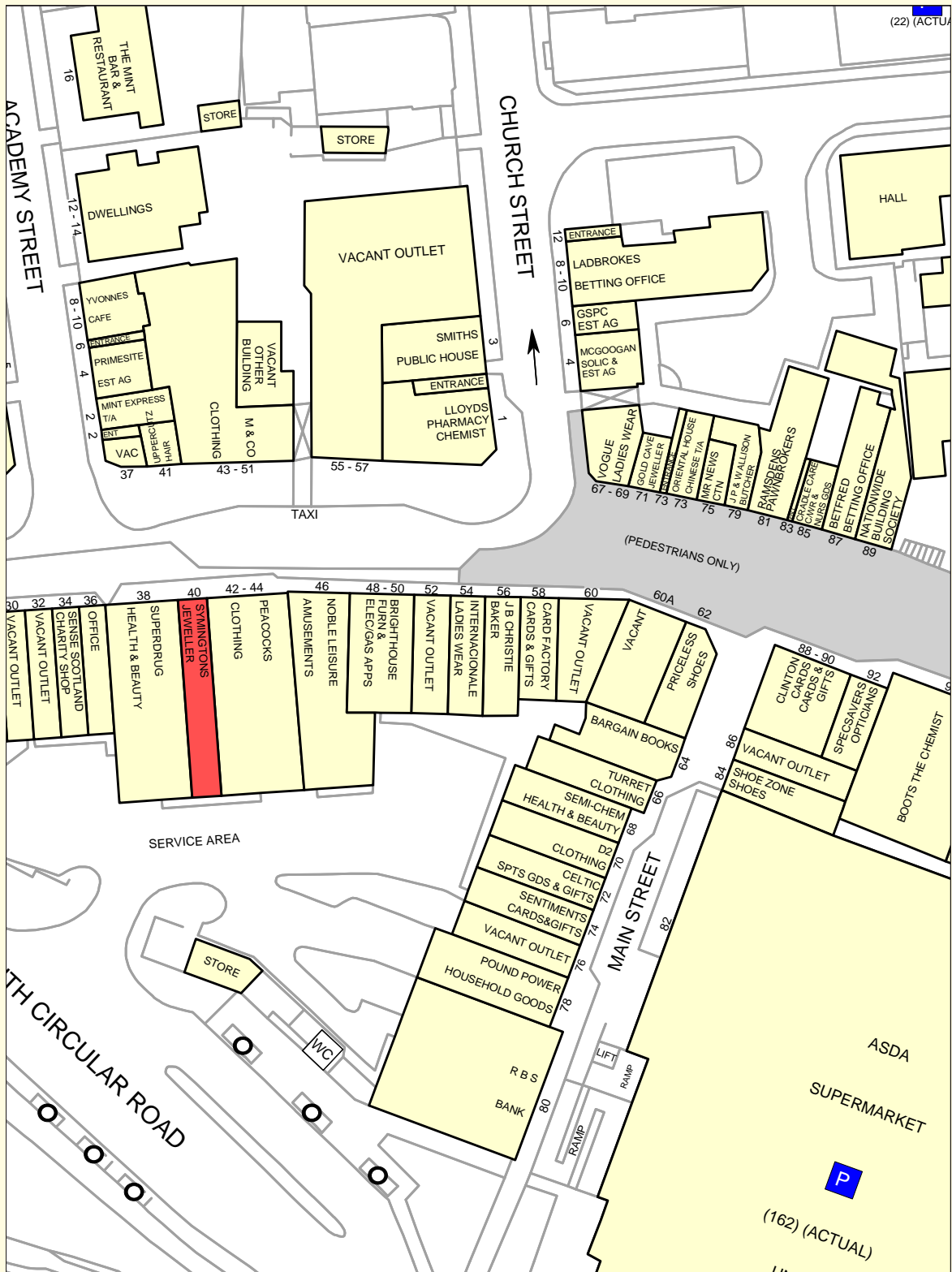
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Andrew Britton
Tel: 0141 248 6611
Email: andrew@culverwell.co.uk



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May 2012

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