

# Culverwell

PROPERTY CONSULTANTS

## DUE TO RELOCATION LEASE FOR SALE

### PROMINENT RETAIL UNIT

#### UNIT 16, THE QUADRANT CENTRE, COATBRIDGE, ML5 3EG

##### 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 ins	9.75 m
Net Frontage	29 ft 9 ins	9.07 m
Shop Depth	67 ft 4 ins	20.52 m
Shop Width	128 ft 9 ins	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 £39,500

Commercial Rate Poundage (exclusive of water and sewerage rates) £0.433

##### 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 incoming tenant.

##### LEGAL COSTS

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

##### ENTRY

By agreement

##### VIEWING AND FURTHER INFORMATION

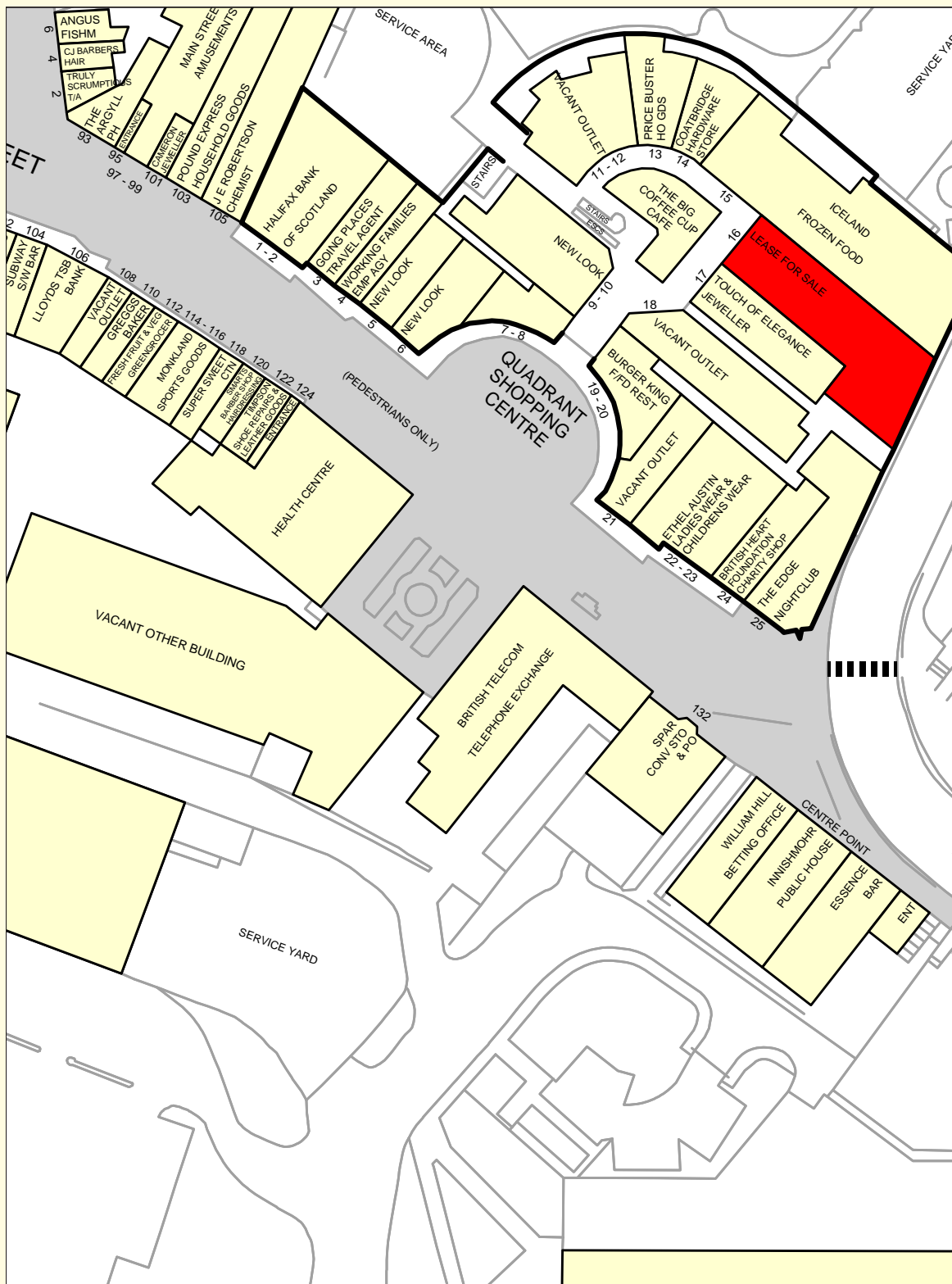
Strictly by appointment through the sole letting agents:

Contact: David O'Shea  
Tel: 0141 248 6611  
Email: david.oshea@culverwell.co.uk

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



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

January 2012

Culverwell for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and 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 and are advised to do so; (iii) no person in the employment of Culverwell has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.