



FALCONER
PROPERTY CONSULTANTS

TO LET / MAY SELL

1 Main Street, Coatbridge
ML5 3AJ

CLASS 2 RETAIL UNIT

- LEASE FROM £16,500 PER ANNUM
- INCENTIVES AVAILABLE
- 2,357 SQ FT
- PRIME TOWN CENTRE PITCH
- PROMINENT RETURN FRONTAGE
- GOOD LEVELS OF NEARBY PARKING



LOCATION

Coatbridge is a town in North Lanarkshire, Scotland, about 8.5 miles (13.7 km) east of Glasgow city centre, set in the central Lowlands. The town, with neighbouring Airdrie, is part of the Greater Glasgow urban area. At the 2011 census, Coatbridge had a resident population of 43,831.

The town benefits from a wide range of services and amenities.

From a local context the property is situated on the Northern side of Main Street at its round about junction with A89 South Circular Road, Bank Street, West Canal Street and Sunnyside Road. The subjects occupy a very prominent location with high levels of passing trade.



DESCRIPTION

The subjects comprise a ground floor former banking hall contained within a three storey building of traditional red sandstone construction. The property benefits from frontage onto Main Street and South Circular Road.

Internally the property provides large open plan retail area, former offices and w.c's.

PROPOSAL

Rent from £16,500 per annum. A range of incentives are available to prospective tenants which will vary subject to lease duration and covenant strength.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Ground Floor: 219m²/2,357ft²

VAT

Not applicable.

EPC

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CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

RATING

Rateable value £19,500. The rateable value is currently under appeal.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to North Lanarkshire Council Planning Department.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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