



## PROMINENT CLASS 1A PREMISES TO LET

4 South Bridge Street, Airdrie, ML6 6JF

### LOCATION:

Airdrie is located within the North Lanarkshire Local Authority Region approximately 12 miles east of Glasgow.

The town has a population of around 40,000 and neighbours Coatbridge which has a similar population count.

More specifically the subjects command a highly prominent position within the heart of Airdrie town centre on the west side of South Bridge Street by its junction with High Street.

On Street parking is available as well as various free public car parks.

Airdrie Railway Station is a 5-minute walk south whilst regular bus services operate on South Bridge Street.

Nearby occupiers include Boots, Aldi, Top Dog Grooming, Kennedys Hair, Ramsdens and Sun Shack.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Double fronted ground floor retail premises.

Externally benefits from two large shopfronts protected by electrically operated security shutters.

Internally provides well-presented open plan accommodation to the front complete with storage area and WC to the rear.

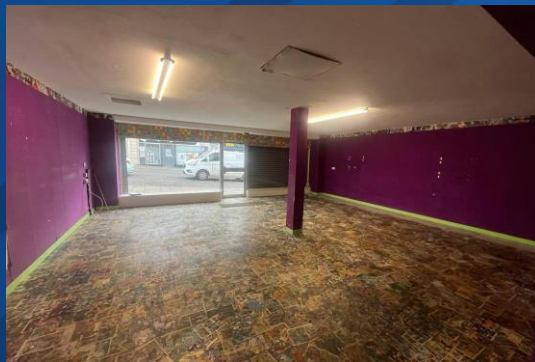
## AREA:

879 sq ft/81.66 sq m or thereby net internal area

## RATEABLE VALUE: 10,700

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

## ENERGY RATING: Available on request



## RENT, LEASE DETAILS ETC:

The subjects are available on the basis of a new FRI lease at a rent of **£9,000 PA.**

## VIEWING:

STRICTLY by appointment via the joint letting agents –

Agency Department

01698 891 400

[info@wbcsc.co.uk](mailto:info@wbcsc.co.uk)

Gregor Brown

0141 212 0059

[gb@gmbrown.co.uk](mailto:gb@gmbrown.co.uk)



REF: R638 prepared August 2024

## NOTICE

Whyte & Barrie 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 intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.