

GRAHAM STREET Airdrie



TO LET

RETAIL AND CLASS 2 / CLASS 3 UNITS

ADJACENT TO MAJOR HEALTH CENTRE GENERATING
4,500 DAILY CUSTOMERS

NEW 18,000 SQ FT **home bargains** NOW OPEN

ON SITE CAR PARKING



GRAHAM STREET Airdrie

Airdrie is a town of approximately 36,000 people situated some 12 miles east of Glasgow and draws extensively from the wider North Lanarkshire population of approximately 321,000 people. The premises occupy a prime location linking prime Graham Street with Gartlea Retail Park. AWG property's major health centre development is now completed and generates an estimated 4,500 customers daily. The ground floor of that development has been let to Home Bargains. Other nearby retailers include **Phones 4U, Card Factory, Greggs, WH Smith, Boots and Iceland.**



DESCRIPTION

Unit	Areas	(sq ft)	(sq m)
74-76 Graham Street	Ground	3,406	316.4
	First	1,396	129.7
Unit 1	Ground	2,281	212.1
Unit 2	Ground	1,807	168.1
	Basement	517	48.1
Unit 3	Ground	1,778	165.2
	Basement	506	47.5

Units 74/76, 2 and 3 can be combined to create a maximum ground floor of approximately 7,000 sq ft with approximately 2,400 sq ft ancillary.

Units 2 or 3 can be sub-divided to create ground floor units of approximately 800 - 900 sq ft and it should be noted that these units benefit from existing Class 2 and Class 3 consents. Given the proximity of the car parking, these units are well suited to "out of hours" trading.

RATING

Interested parties are encouraged to make investigations of North Lanarkshire Assessors department.

VAT

All prices, rents etc are quoted exclusive of VAT which will be charged at the prevailing rate.

TERMS

Further information is available from the joint letting agents who can arrange viewings:



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