

DM HALL

For Sale

**Class 1A Retail
Premises**

**20 Stirling Street,
Airdrie, ML6 0AH**



**97.95 sq m
(1,054 sq ft)**

Property Details

- Established commercial position within Airdrie Town Centre
- Prominent roadside location.
- Potential for alternative uses, subject to consent
- 100% rates relief, subject to occupier status.
- Offers over £60,000 are invited

Location

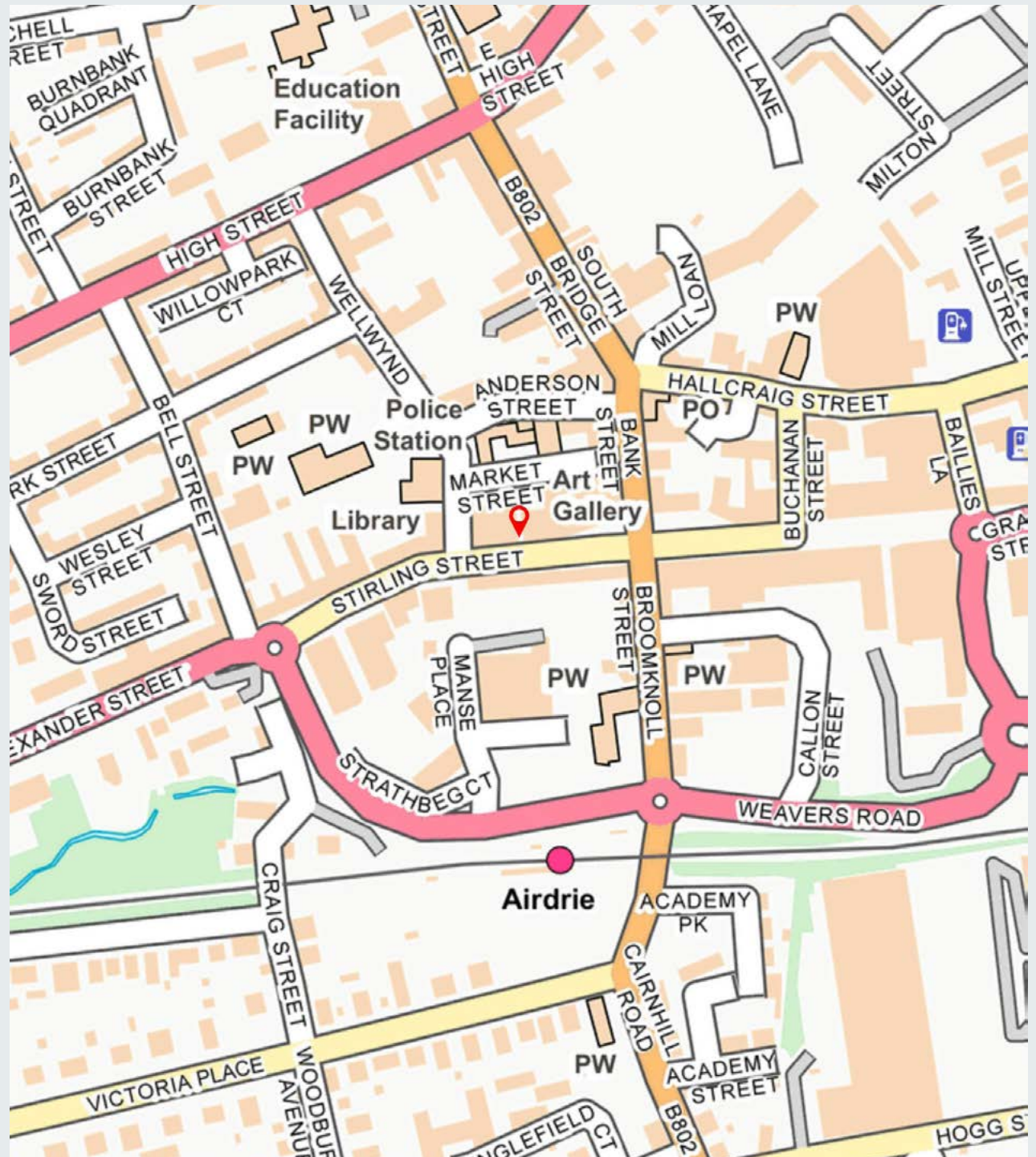
Stirling Street is a busy retailing street within Airdrie Town Centre with the property situated close to its junctions with Graham Street and Bank Street. The immediate locality is of a retail and licensed nature with nearby occupier including Coral, Paddy Power, Baynes the Bakers and British Heart Foundation, amongst others.

Airdrie is located within the North Lanarkshire region around 12 miles east of Glasgow and 35 miles west of Edinburgh. The town has a population of around 35,000 persons and lies just off the M8 motorway.

Description

20 Stirling Street is a single fronted shop unit contained over ground and first floor of at two storey building of traditional construction, which has been sub-divided internally to form a main shop and two private rooms.

The upper floor, accessed from a communal close and internally through the ground floor retail premises, comprises 3 rooms, a store and WC facilities.



Property Details

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Retail	48.27	519
First	Office/salon	49.68	534
Total		97.95	1,054

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Rates

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of-

- 20 Stirling Street — £5,400

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

Price

Offers over £60,000, exclusive of VAT (if applicable) are invited for our client's heritable interest

Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

Anti Money Laundering

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

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Regulated by
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PROPERTY REF: WSA2602

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