

123 GRAHAM STREET, AIRDRIE, ML 6 6DE



PROMINENT HOT FOOD RESTAURANT

The property is prominently positioned to the East of and close to the pedestrianised section of Airdrie Town Centre on the North side of the A89 opposite the North Lanarkshire Activity Agreement.

Neighbouring occupiers include Co-Operative Funeral Care, Chiropodist & Turkish Barber.

- 1,461sq ft
- Hot Food Consent
- Fitted W.C. & Staff Facilities
- Excellent Open Plan Dining Space
- £15,000per annum



Location

The area comprise a mixture of commercial at ground floors and residential dwellings at upper floors within the main thoroughfare through Airdrie with Morrisons supermarket situated opposite the subjects. The service yard to the rear is accessed from Johnston Street with the route being from Graham Street turning North onto Forsyth St then East. There are several public transport links in close proximity with Airdrie train station being within a few minutes walk and bus stops on either side of Graham St travelling West & East.



Subjects

The subjects comprise a single storey mid terrace restaurant overlaid by a flat roof rendered in what we believe to be bituminous felt. The subjects benefit from extensive frontage with natural light entering from the glazed display windows. Access is gained via a single aluminium framed glazed door way leading to an open plan 2 No. tier dining area, with bar and waiting area at ground floor and 2 no. steps rising to the main restaurant. The subjects would benefit from extensive redecoration throughout, however floors are overlaid with laminated timber with lighting provided by way of ceiling mounted recessed halogen spot lights.

The subjects benefit from a built timber bar area along with male and female w.c.'s within the dining area and 1 no. emergency exit. The rear of the subjects, the designated kitchen area is laid out for prep, kitchen, storage and staff facilities with access to the rear service yard via a secure door.

AREA

Following our on site measurements, we have calculated the subjects on a Net Internal Area basis and have established they offer the following;

Ground: 135.73sqm (1,461sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with an NAV/ RV effective 01/04/2017 of £12,500

We understand the subjects qualify for 100% rates relief under the Scottish Government's small business rates relief scheme.

PROPOSAL

The subjects are available on a new full repairing and insuring lease for a negotiable term for £15,000P.A. Incentives are available for fit-out works planned. Our client is inviting offers for their freehold interest.

V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

E.P.C. Available on request

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.