

59 HALLCRAIG STREET, AIRDRIE, ML6 6AH

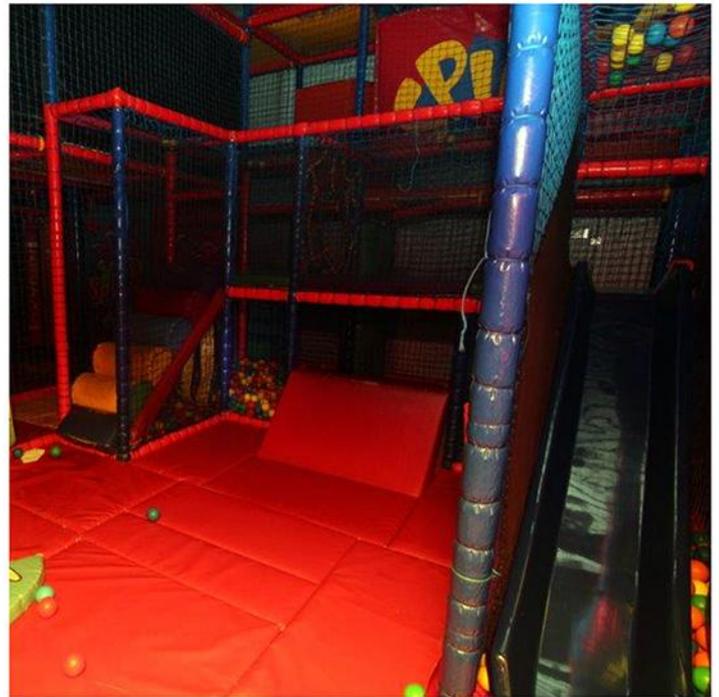
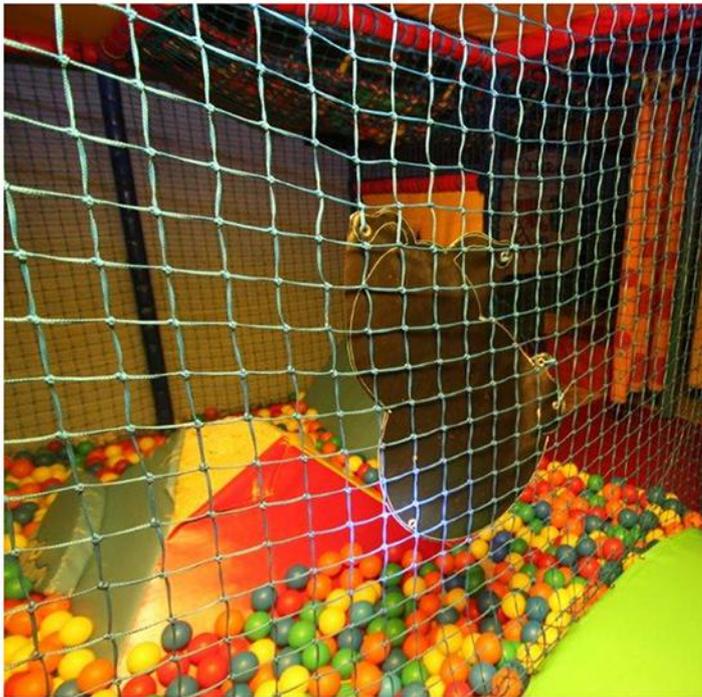


FULLY FITTED SOFT PLAY AREA

The property occupies a prominent position on the South side of Hallcraig Street, directly opposite a multi storey car park offering free parking within Airdrie town centre.

The town of Airdrie lies around 12 miles to the East of Glasgow city centre and the town and surrounding area has been subject to ongoing residential development over recent years.

- Fully Fitted Soft play Area
- Free Parking Adjacent
- 5,274sq ft
- Town Centre Location
- £35,000per annum
- Offers Invited For Freehold
- Restaurant / Gym Consent Applied For



Subjects

The subjects comprise a prominent corner position within a larger steel framed commercial development from Graham Street wrapping round to Hall-craig St with a variety of blue chip occupiers.

Externally the subjects have been rendered and painted with the demise having been overlaid by an insulated profile metal sheeted roof. Access to the subjects is gained via a double UPVS glazed doorway with flanking glazed display windows. Internally the floor is partially raised with a twin return ramp enabling DDA compliancy and enabling pram access.

The subjects have been laid out internally to form main reception area and staff office with main play area located within the centre of the demise along with 2 no. private function rooms separated but stud partitions.

The subjects benefit from extensive fully fitted commercial kitchen with range hob, chest freezers and fryers along with prep area.

The main play area benefits from extensive floor to ceiling enclosed jungle gym plus open plan area for parents with loose tables and chair seating with male, female and disabled w.c. facilities.

The subjects have been decorated to the previous occupiers standard in the theme of a children's play area, with floors being a mixture of soft foam rubber and commercial carpet. Lighting is provided by way of ceiling mounted converted industrial lamps.

The subjects benefit from extensive fire alarm system, CCTV & fire escapes. The subjects would lend themselves well to a variety of uses including a soft play area, restaurant, gymnasium & retail use.

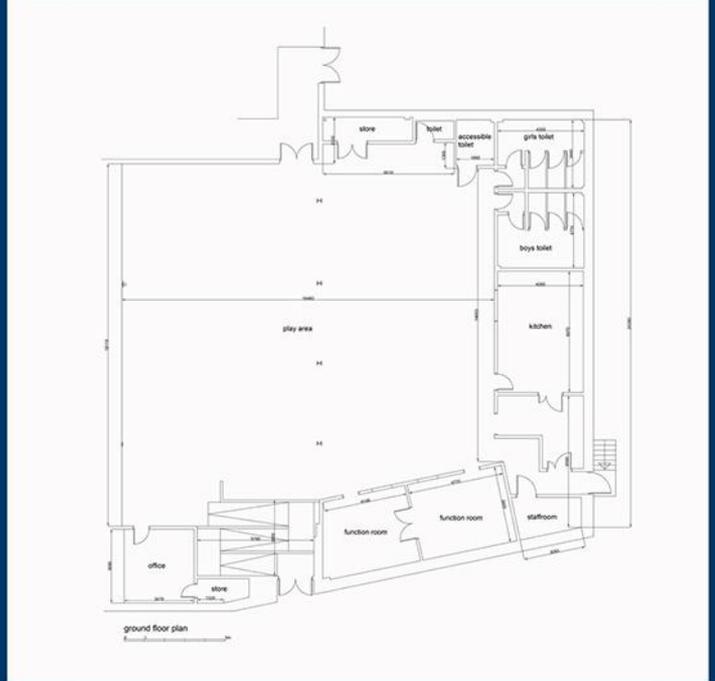
AREA

The subjects have been measured on a Gross Internal Area basis to offer the following;

Ground: 490sqm (5,274sq ft)

Location

Airdrie has a resident population in excess of 40,000 and is situated to the North of the recently upgraded M8 motorway, providing a faster road between Glasgow and Edinburgh, benefiting the commuter towns and villages along the route.



NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV;

£17,100

PROPOSAL

The subjects are being offered on a leasehold basis on a new full repairing and insuring lease for a negotiable term for £35,000 per annum. Our client is inviting offers for their freehold interest in the subjects.

V.A.T.

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

E.P.C.

A copy of the E.P.C. is available on request.

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