



Viewing & Further Information

Strictly by appointment through the sole letting agents:-

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Motherwell Street Airdrie

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Location

At the Rawyards Roundabout with excellent frontage on to the A73 Airdrie to Cumbernauld Road. Ideal for roadside uses or convenience store, possible trade counter with Jewsons, Grahams and Howdens adjacent.

Planners verbally indicated that a food store of up to 10,000 sq ft would be given favourable consideration.

Description

The subjects comprise a warehouse building with vehicular access and a pedestrian door, good eaves height and open plan space. To the front there is a tarmac car park for approx 50 cars.

There is a further development site neighbouring, which could be used as a car wash, small convenience store or some other retail type use.

Dimensions & Floor Areas

	SQ M	SQ FT
Existing Building	207	8,440
Car Park	1,197	12,885
Additional Site Area (Approx)	1,763	18,977

Ratable Value

Not yet assessed. As a warehouse the estimated RV is £ 63,300 payable £29,180.

Planning

The site was formally a petrol filling station and the existing building was part of the Albert Bartlett food processing complex. Albert Bartlett to the rear of the site has been re-developed for trade counter uses and we are advised that the existing building could be used for Class 1 retail purposes including a food store.

Lease Terms

The premises will be offered on a Full Repairing and Insuring lease incorporating 5 yearly rent reviews. The rental will be dependent on use and we welcome further enquiries in this regard.

Motherwell Street **Airdrie**

Trade Counter / Retail / Warehousing



To Let