

AIRDRIE • IN-STORE UNIT • MORRISONS SUPERMARKET • ML6 6EF



TERMS

The unit is available by way of new effective full repairing and insuring lease for a term to be agreed at a **commencing rent of £13,000 per annum** exclusive.

The tenant will also be liable for service charge costs of approximately £400 per annum.

RATING

We understand the premises are not listed separately for rating purposes however interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents. Rawstron Johnson – **0113 450 7000**

email lawrence@rj-ltd.co.uk or adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT

LOCATION

Airdrie is situated approximately 12 miles east of Glasgow city centre. The town has a population of 37,130 (Census, 2011).

Morrisons is one of the main supermarkets in Airdrie and provides a range of in-store services for the town and surrounding areas.

These include but are not limited to: Carpet Cleaning, Rug Doctor, Café, Fishmonger, Butcher, Bakery, Petrol Station, Amazon Lockers, and Recycling Centre. **Timpson** are also in occupation within the supermarket. The wide range of services on offer and long opening hours attracts high footfall.

The supermarket is serviced by a free 375 Space Car Park.

ACCOMMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 875 sq ft (81.3 sq m) *

*Subject to on-site verification

PROMINENT SUPERMARKET UNIT TO LET

RAWSTRON JOHNSON RETAIL AND LEISURE PROPERTY CONSULTANTS

5 YORK PLACE • LEEDS • LSI 2DR **0113 450 7000** rj-ltd.co.uk

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