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TO LET

Gym

60-62 SOUTH BRIDGE STREET, AIRDRIE, ML6 6JA

The subjects comprise the first floor within a 2 storey building. Internally, the space has recently been renovated and is open plan.

- Town centre location
- Main road frontage
- Excellent transport links
- Alternative use potential
- Self contained space
- Potential rates relief
- No VAT payable on rent



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LOCATION

The town of Airdrie is located approximately 15 miles to the East of Glasgow City Centre and is situated on the A89 Trunk Road linking with Bathgate to the East and Coatbridge to the West. The property is situated on the west side of South Bridge Street (B802), close to its junction with Bank Street within Airdrie's town centre.

Good public transport links are available close by with frequent bus services operating from South Bridge Street. Airdrie Railway Station takes less than 10 minutes' walk to reach.

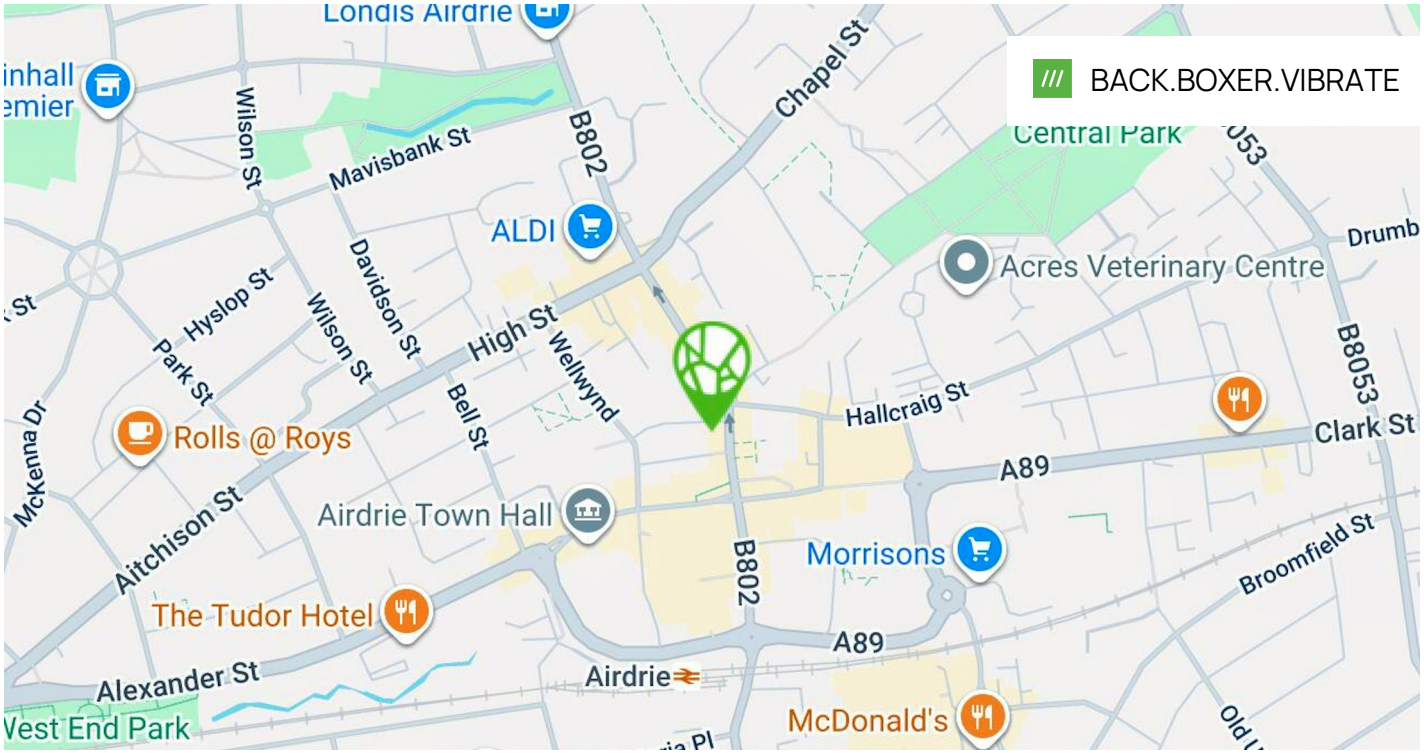
Nearby occupiers include Hayes Travel, Betfred and Boots Pharmacy.

DESCRIPTION

The subjects comprise the first floor within a 2 storey commercial building of masonry construction. The roof is pitched and clad in tiles. Access to the first floor is taken via stairwell through a dedicated entrance off South Bridge Street.

Internally, the space has recently been renovated and is open plan. The floor throughout is of plywood . The walls are of plaster/paint and the suspended grid ceilings incorporate LED box lighting. Welfare facilities are in situ and heating is provided electrically.

Free on street parking is available.





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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
1st	Gym	1,429	132.76

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £5,500. An occupier may be eligible for rates relief, subject to status.

EPC

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

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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