

Ryden

TO LET

RETAIL UNIT
497 SQ M (5,355 SQ FT)



**60-64 GRHAM
STREET
AIRDRIE
ML6 6BU**

PROMINENT RETAIL UNIT

**POPULAR BUSY
NEIGHBOURHOOD PARADE**

**SUITABLE FOR A VARIETY OF
USES, SUBJECT TO PLANNING**

**NEARBY OCCUPIERS
INCLUDE HOME BARGAINS,
BOOTS, GREGGS, COSTS**

NEW LEASE AVAILABLE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



**PROMINENT
LOCATION
ON BUSY
NEIGHBOURHOOD
PARADE**

**877 SQ M
(9,435 SQ FT)**



LOCATION

Airdrie is a well-connected town home to a population of approximately 36,000 residents. Ideally positioned just 12 miles east of Glasgow city centre, it offers excellent commuting links via direct rail connections to both Glasgow and Edinburgh, alongside immediate access to the nearby M8 motorway. Combining convenient local shopping, quality schools, and attractive green spaces, Airdrie provides a welcoming suburban setting with seamless regional connectivity.

Graham Street is the main pedestrianised high street and commercial hub of Airdrie town centre and comprises a mix of national and local occupiers such as Home Bargains, Boots, Peacocks, Specsavers, Costa, Greggs.

DESCRIPTION

The subjects comprise a mid-terraced, two storey retail unit with a traditional frontage onto Graham Street. The ground floor provides an open plan sales area whilst the first floor provides further sales and ancillary space. There is rear service access and a goods lift.

ACCOMMODATION

The subjects have the following approximate area:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	233	2,513
FIRST FLOOR	264	2,842
TOTAL	497	5,355

RENT

Upon application.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis for a term to be agreed.

EPC

A copy of the certificate is available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £33,000. The current UBR (2026/2027) for properties with an RV under £51,000 is £0.481. Rates exclude water and sewerage.

PLANNING

The subjects have a Class 1A (retail) use, however other uses may be considered subject to planning.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

TO LET

EXCELLENT
OPPORTUNITY ON
MAIN SHOPPING
STREET

497 SQ M
(5,355 SQ FT)



60-64 GRAHAM
STREET
AIRDRIE
ML6 6BU

GET IN TOUCH

Please get in touch with our letting agent for more details.

Jamie Mitchell

T 07881 818026

E jamie.mitchell@ryden.co.uk

Ryden

33 Bothwell Street

Glasgow

G2 6NL

0141 204 3838

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. September 2026

