

Ryden

TO LET

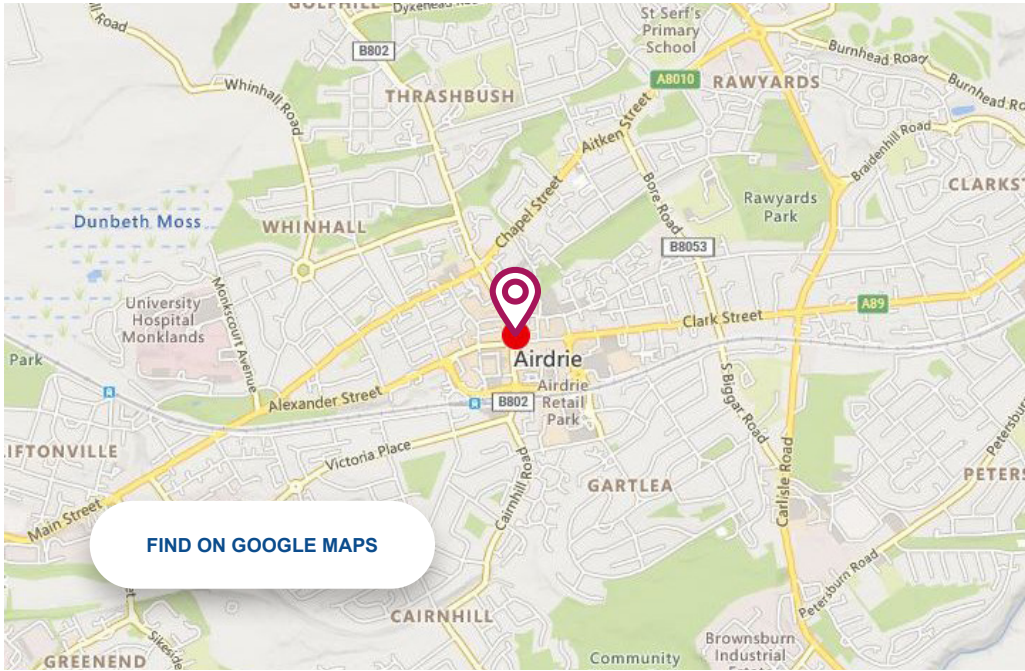
**PROMINENTLY POSITIONED TOWN
CENTRE RETAIL PROPERTY**
107 SQ M (1,156 SQ FT)



**1-3 GRAHAM
STREET
AIRDRIE
ML6 6AB**

HIGH FOOTFALL LOCATION
**MID TERRACE WIDE
FRONTED UNIT**
**ANCHORED BETWEEN
NATIONWIDE AND
BAYNE'S BAKERS**

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



LOCATION

Airdrie is located approximately 13 miles east of Glasgow city centre and 5 miles east of Coatbridge with a resident population of around 54,500. It enjoys good access to the A8/M8 and the A73 which links the M74 motorway at Abington to the A80 at Cumbernauld. The town has two railway stations at Airdrie and Drumgelloch which run direct services between Glasgow and Edinburgh.

DESCRIPTION

The property is located in a prominent position on the corner of Graham Street at its junction with Bank Street within the centre of the main retailing pitch of Airdrie. Graham Street is represented by a good mix of local and national occupiers. Neighbouring retailers include Greggs, Baynes, WH Smith and Superdrug.

The subjects which will be refurbished prior to entry are arranged over ground floor only within a two storey building with the following approximate areas and dimensions.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
ZONE A	100	1,079
ZONE B	7	77
TOTAL	107	1,156

RENT

£29,000 per annum.

SPECIFICATION

- High footfall location
- Mid terrace wide fronted unit
- Anchored between Nationwide and Bayne's Bakers

EPC

The property has an EPC of G.

TERMS

A new FRI lease for a term to be agreed.

BUSINESS RATES

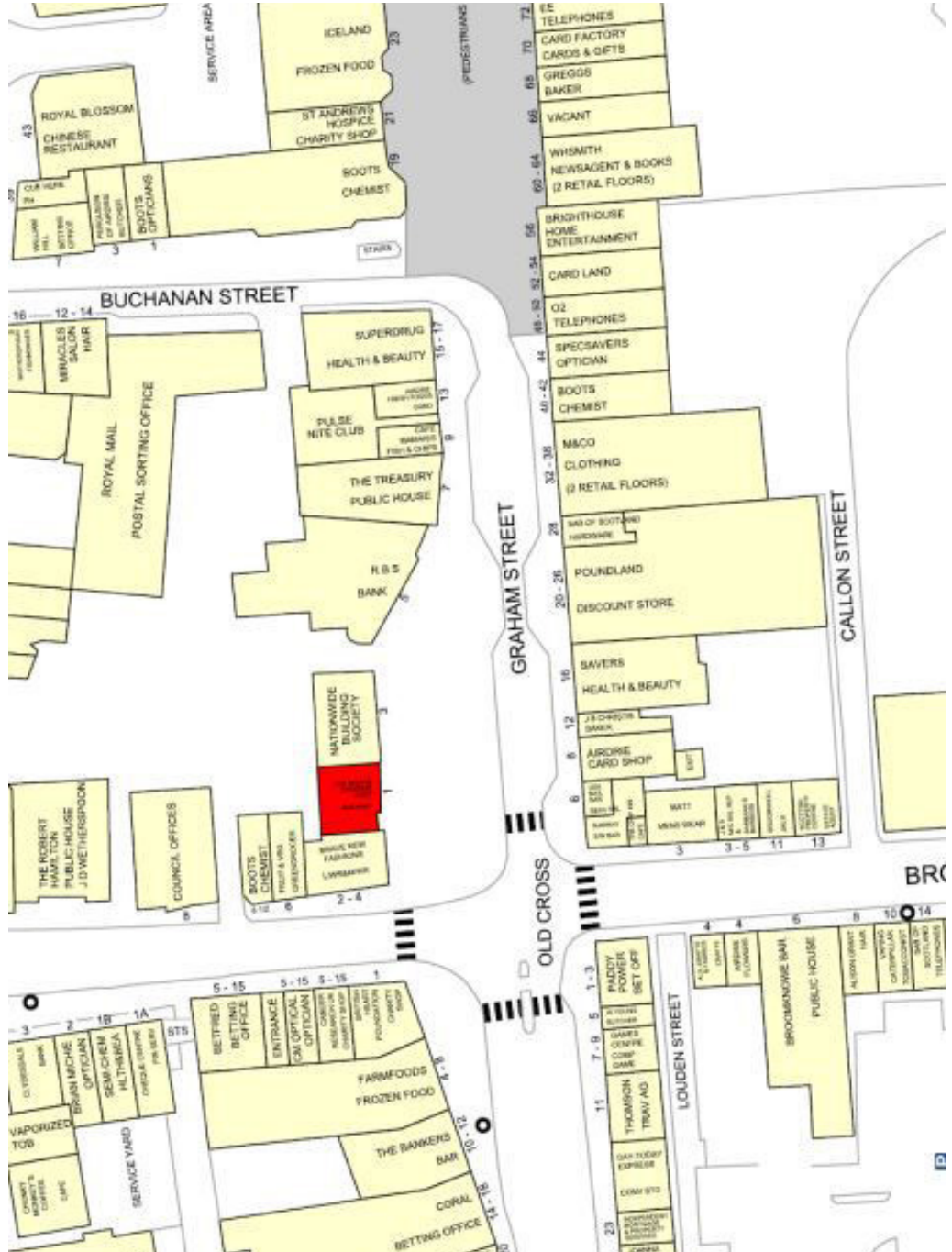
The Rateable Value according to www.saa.gov.uk is £20,250.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

VAT is payable on the rent and all other charges at the prevailing rate.



TO LET

**PROMINENTLY
POSITIONED TOWN
CENTRE RETAIL
PROPERTY**

**107 SQ M
(1,156 SQ FT)**



**1-3 GRAHAM
STREET
AIRDRIE
ML6 6AB**

GET IN TOUCH

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

Geoff Scott

T 07872 822 314

E geoff.scott@ryden.co.uk

Ryden

7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

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. February 2026

