TO LET

Former Function Hall

NIA: 245.44 SQM (2,642 SQFT)

Located Within Coatbridge Town Centre

Benefits From High Levels of Passing Footfall

Suitable For A Variety of Uses (Subject to Planning)

May Be Eligible For 100% Rates Relief Via The Small Business Bonus Scheme

Rent: OIEO: £17,000 per annum

CLICK HERE FOR A VIRTUAL TOUR!

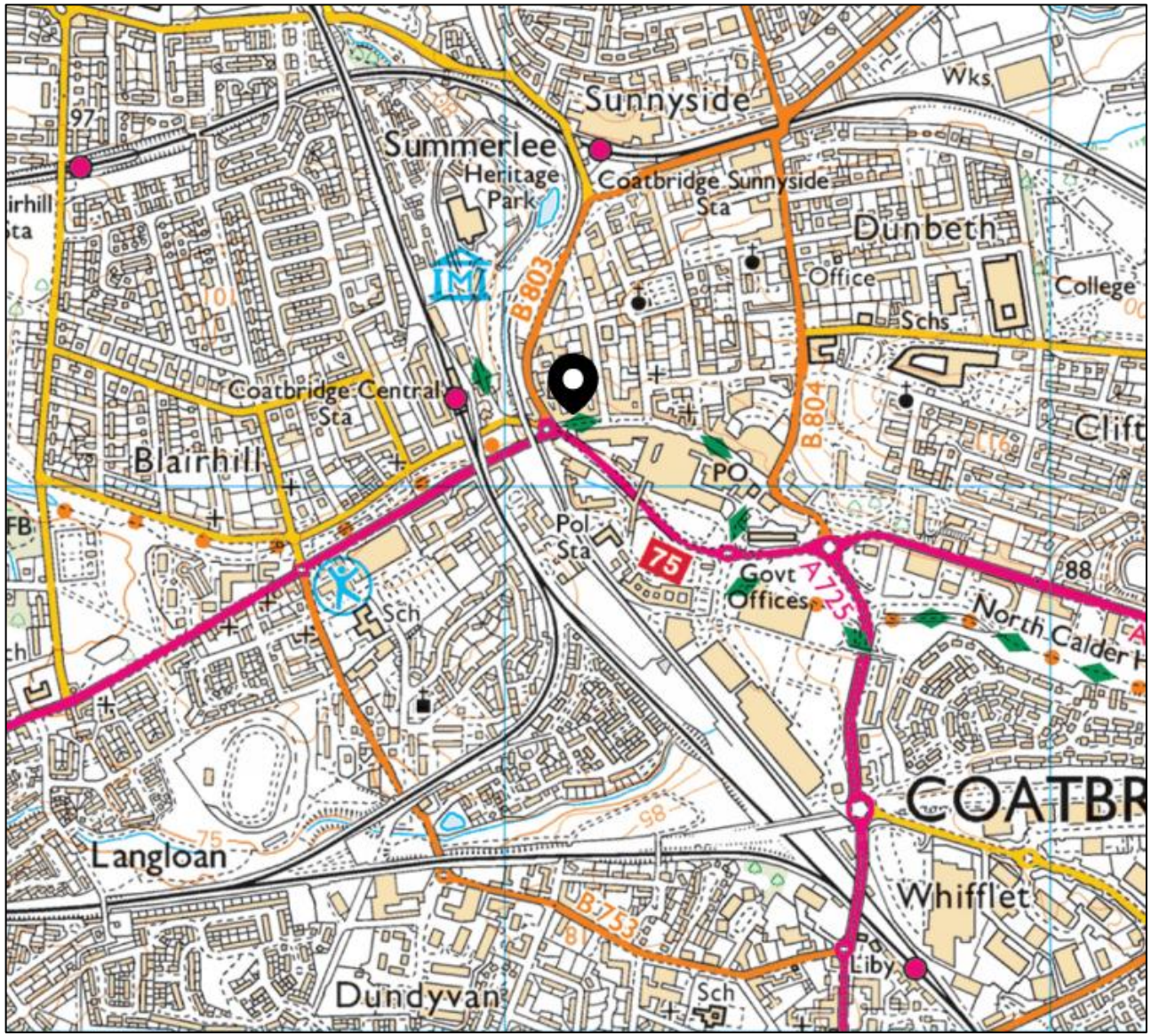
15 MAIN STREET, COATBRIDGE, ML5 3AJ

CONTACT: Fraser McDonald BSc (Hons) fraser.mcdonald@shepherd.co.uk | 0141 331 2807 – 07551 173 132

Calvin Molinari BSc (Hons) MRICS c.molinari@shepherd.co.uk | 0141 331 2807 – 07920 824 408

SHEPHERD COMMERCIAL

Location



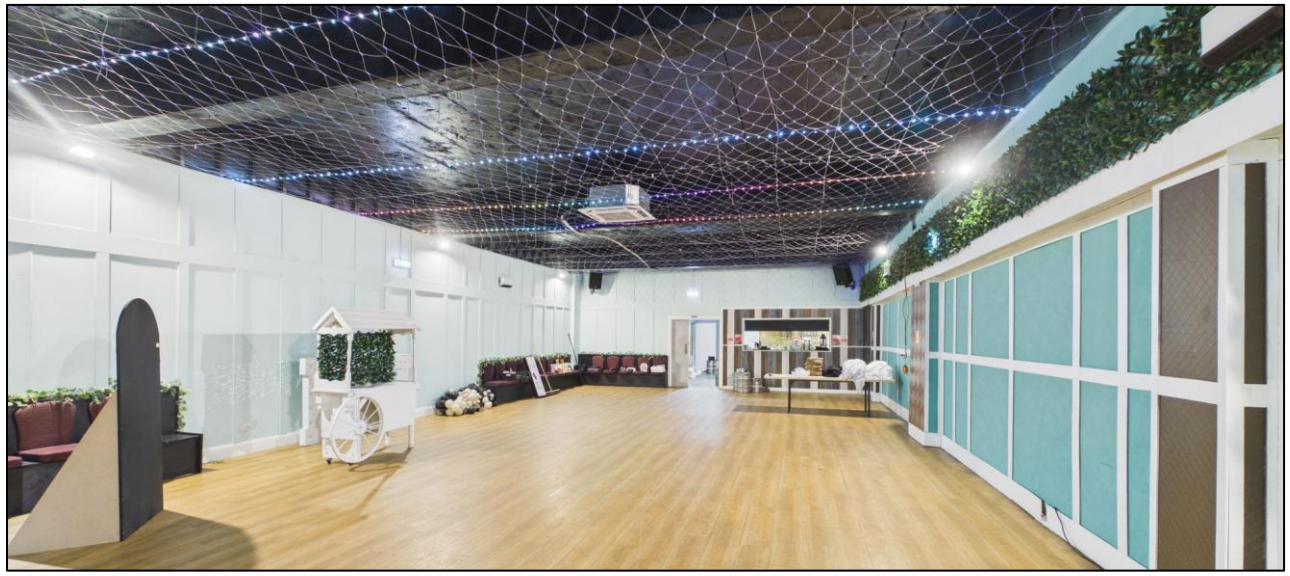
The subjects are located within Coatbridge, 9 miles east of Glasgow and held within the North Lanarkshire Council district.

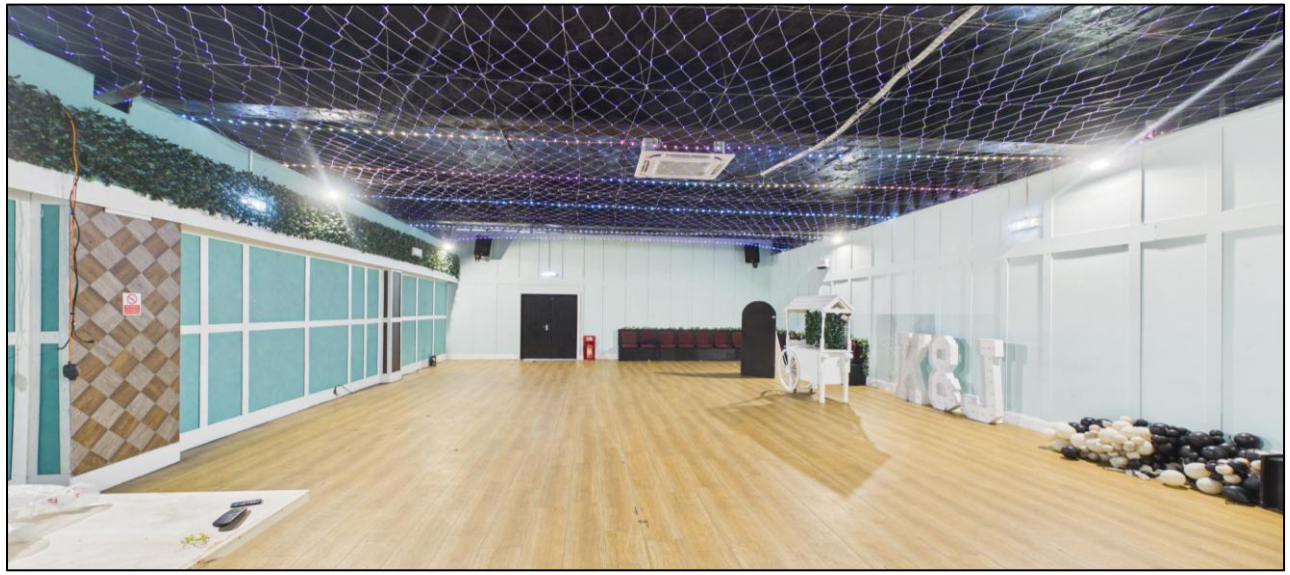
Coatbridge benefits from strong transport links with junction 2A of the M73 motorway located 1.8 miles from the subjects, providing access to Glasgow City Centre and Scotland's wider motorway network. Coatbridge Sunnyside Train Station is located approximately 0.4 miles from the subject property, offering frequent services to Edinburgh Waverley and Glasgow Queen Street.

More specifically, the subjects are located on northern side of Main Street which acts as Coatbridge's main retailing thoroughfare. The surrounding area consists of a blend of residential and commercial operators including Greggs, Subway and Asda.

CLICK HERE FOR LOCATION

Description





The subjects comprise a retail premises spanning across ground and first floor levels, forming part of a larger three storey building, with offices on the upper floors. The property benefits from a dedicated pedestrian access via a glazed, aluminum framed door incorporated within a prominent glazed frontage onto Main Street.

Internally, the subjects are presented in line with the previous tenant's use as a function hall. An open plan event space can be found to the front of the premises, benefitting from a wooden floor covering. A bar area, multiple cellular rooms and W/C facilities are available to the rear.

Additional storage accommodation and further W/C facilities are located on the first floor which is accessible via an internal staircase.

ACCOMMODATION

	SQM	SQFT
Ground Floor	199.55	2,148
First Floor	45.85	494
TOTAL	**245.44**	**2,642**

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan

15 MAIN STREET, COATBRIDGE, ML5 3AJ

Ground Floor

First Floor

Floor plans are for indicative purposes only

The Detail

RENT

Our client is looking for offers in excess of £17,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from the use class in line with its previous use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £11,400. The Rate Poundage for 2026/27 is 48.1p to the pound. As such, any incoming tenant may be eligible for 100% Rates Relief via the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Fraser McDonald
fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Calvin Molinari
c.molinari@shepherd.co.uk
M: 07920 824408

Shepherd Chartered Surveyors
2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLISHED: JULY 2026.

SHEPHERD COMMERCIAL