

# SHOPS FOR LEASE

## FORMER CAFE AND BOOKSHOP

**FORREST ST, AIRDRIE**



### LOCATION

The subjects are situated on the West side of Forrest Street, a short distance to the east of the town centre. Forrest Street is one of the main roads leading into the town of Airdrie, with nearby occupiers including, Scotmid convenience store, Pharmacy, Doctors surgery and Miners social club.

### DESCRIPTION

The subjects comprise of two adjoining retail units trading previously as a cafe and a bookshop, located on the ground floor of a two storey property. The property is of traditional construction. The former cafe shop is of timber glazed and externally protected by roller shutters. The retail area has a tiled floor, plaster finished and painted walls and ceilings with lighting. There is a toilet with wash hand basin to the rear. The former bookshop is of an aluminium double windowed shop and door. There is a sales area with two rooms off, kitchen and toilet accommodation.

Head Office

95 Forrest Street, Airdrie. ML6 7AE

Tel: 0845 83 83 444 ~ Fax: 0871 236 9247

Web: [www.riteproperty.co.uk](http://www.riteproperty.co.uk) ~ email: [info@riteproperty.co.uk](mailto:info@riteproperty.co.uk)

## ACCOMMODATION

The approximate net area is :-	No 80 (bookshop)	55.38 sq.m (596 sq.ft)
	No 80a (cafe)	33.13 sq m (357 sq.ft)

## LEASE

A new full repairing and insuring lease is available for a period to be negotiated incorporating periodic rent reviews.

## PRICE

Rental offers from No 80 and No 80a are £9,100 and £6,500, respectively per annum.

## RATES

We have been verbally advised by the Assessors' Department that the subjects are entered in the current Valuation Roll at Rateable Value No 80 £5,400 and 80a £2,850.

We would advise that a new owner or occupier has the automatic right of appeal against this assessment.

## LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for all proper legal costs incurred in connection with the transaction.

## V.A.T.

All figures quoted are exclusive of VAT.

## VIEWING

Strictly by appointment.

## OFFERS

All intimations of interest and offers in Scottish legal terms should be submitted to Rite Property

WE GIVE NOTICE THAT (i) the particulars are set as a general outline only for the guidance of intending 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 but any intending 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) photographs are reproduced for general information and it must not be inferred that any item is included for lease. (iv) No person in the employment of Rite Property has the authority to make or give any representation or warranty in relation to the property.