



Prime retail unit in prominent neighbourhood parade

45 car parking spaces / rear servicing

Rent: O/O £27,500pa

Ground Floor: 1,000 sqft / Available August 26

Location

Coatbridge is situated 11 miles east of Glasgow and 30 miles west of Edinburgh. The population is in excess of 48,000 people and a catchment estimated at over 100,000 people. The subjects are situated in a dense residential area 2 miles south west of the town centre and 1 mile from the A8 Glasgow to Edinburgh Road. It is located at the junction of Paddock Street and Sikeside Street, which are very busy routes from the A8 to the town centre. Whifflet Train Station which has a direct service to Glasgow Central, is just a 10 minute walk away.

There is a substantial amount of private housing either completed or under construction nearby (circa 3,000 units total). Riverbank Primary School is located opposite with a new community hub being developed close by. The development is anchored by Tesco Express with adjacent occupiers including Indigo Sun, Mint Healthcare, Monklands Dental Care, Figos Peri-Peri.

Accommodation

The premises form part of a purpose-built retail parade extending over ground floor only. The development benefits customer parking for 45 spaces along with staff car parking and service access to the rear.

The premises extend to the following approximate areas:

Ground Floor: 1,000 sq ft / 92.90 sqm

Rent

Offers over £27,000pa exclusive are sought.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £13,600
UBR (2025/2026): £0.498
Rates Payable: £6,773

Planning

The premises benefits from Class 1a planning and as such can be used as retail, office with permitted change to Class 3 restaurant use.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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To Let

Unit 2 Lorne Place
Coatbridge ML5 4PG





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Viewing strictly by appointment with BRITTON PROPERTY

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