

**TO LET
USE CLASS 1A CONSENT
(FRESH START SCHEME – 1 YEAR RATES
FREE)**

**UNITS 1, 2 & 3, 8-10 WHIFFLET STREET
COATBRIDGE
ML5 4EL**

LOCATION

Coatbridge, population circa 40,000 persons is situated approximately 8.5 miles east of Glasgow City Centre. The town has excellent road connections to Glasgow via the A8 linking to the M8 motorway and has excellent rail connections to Glasgow. Whifflet Railway Station is directly opposite.

The unit occupies a prime position on the west side of Whifflet Street. Other retailers in the immediate vicinity include McNulty Pharmacy, Tuite Opticians and Ladbrokes. Other retailers nearby include Lidl, Costa Coffee, Burger King and KFC Drive Thru's and Faraday Retail Park.

DESCRIPTION

The unit comprises a lock-up unit on ground floor within a modern 2 storey building.

AREAS & DIMENSIONS

We estimate the unit has the undernoted principal dimensions:

Gross Frontage:	18.85 m	(61' 10")
Net Frontage:	17.61 m	(57' 9")
Internal Width (Sales):	14.51 m	(47' 7")
Shop Depth:	8.59 m	(28' 2")
Net Area:	120.95 m ²	(1,302 ft ²)

In addition to a staffroom/staff toilet accommodation and two cupboards there is a fully accessible WC cubicle.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report will be made available if required.



VAT

VAT is not applied to the rent of this unit.

RENT

Offers in excess of £20,000 per annum.

LEASE

The subjects are available on a new full repairing and insuring lease subject to upward only rent review.

RATING ASSESSMENT

The Scottish Assessors Association website indicates that effective 1st April 2023 the property has an RV of £17,700.

Under current guidelines a new occupier may qualify for 11.5% Small Business Bonus Scheme rates reduction. Applicants are recommended to check with the Local Authority Finance Department. This property now qualifies for the Fresh Start Scheme which gives 1 year rates free occupation. Enquiries to North Lanarkshire Council.

LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction, and in the usual manner, the ingoing tenant will be responsible for any registration fees and, if appropriate, LBTT.

ENTRY

By agreement

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will, at a minimum, include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

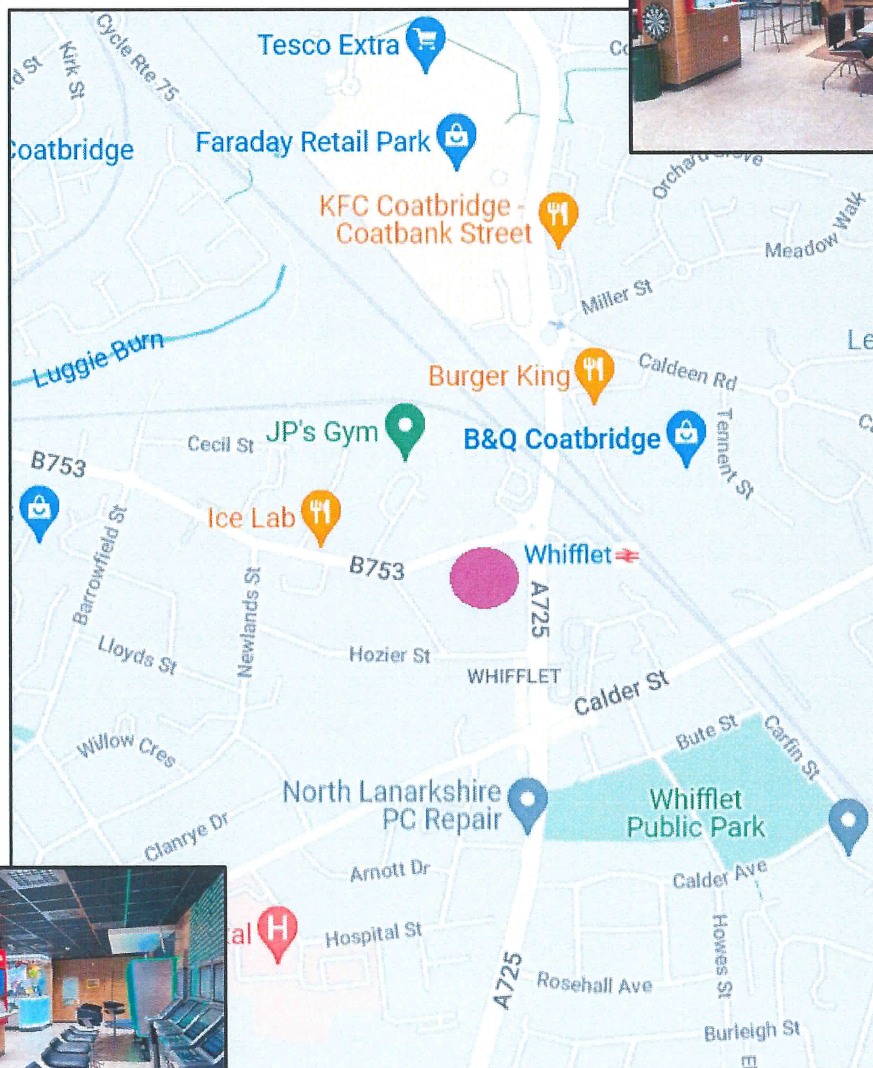
VIEWING / FURTHER INFORMATION

Strictly by appointment through the agents;

Whitelaw Baikie Figes

Contact: David Rooney
Tel: 07831 489379
Email: david@wbf.co.uk

LOCATION PLAN



Details updated 26th September 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property,
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.