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whitelaw baikie figes

property details

TO LET

80 WHIFFLET STREET
COATBRIDGE
ML5 4EJ



Location

Whifflet Street is a busy arterial route leading directly into Coatbridge. Nearby traders are a mix of multiple and local to include, The Candy Store, Your Move and William Hill Bookmakers.

Description

The property comprises the ground floor within a 2 storey building, with the upper floors given over to residential.

Accommodation

The unit extends to the following areas and dimensions;

NIA: 273 ft² (25.36 m²)

Lease Terms

The property is offered to the market on the basis of a new long term lease to incorporate regular upward only rent reviews.

Rent

Our clients are inviting offers in excess of £7,000 per annum.

Entry

Early entry can be facilitated.

Energy Performance Certificate

An EPC has been commissioned, further details on request.

Rateable Value

The property is entered in the Valuation Roll as follows:-

Description: Shop
Rateable Value ('26/'27): £4,200

Qualifying parties may be eligible for 100% relief under the Small Business Bonus Scheme.

VAT

All terms are quoted net of VAT where applicable.

Legal Costs

Each party to be responsible for their own legal costs.

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.

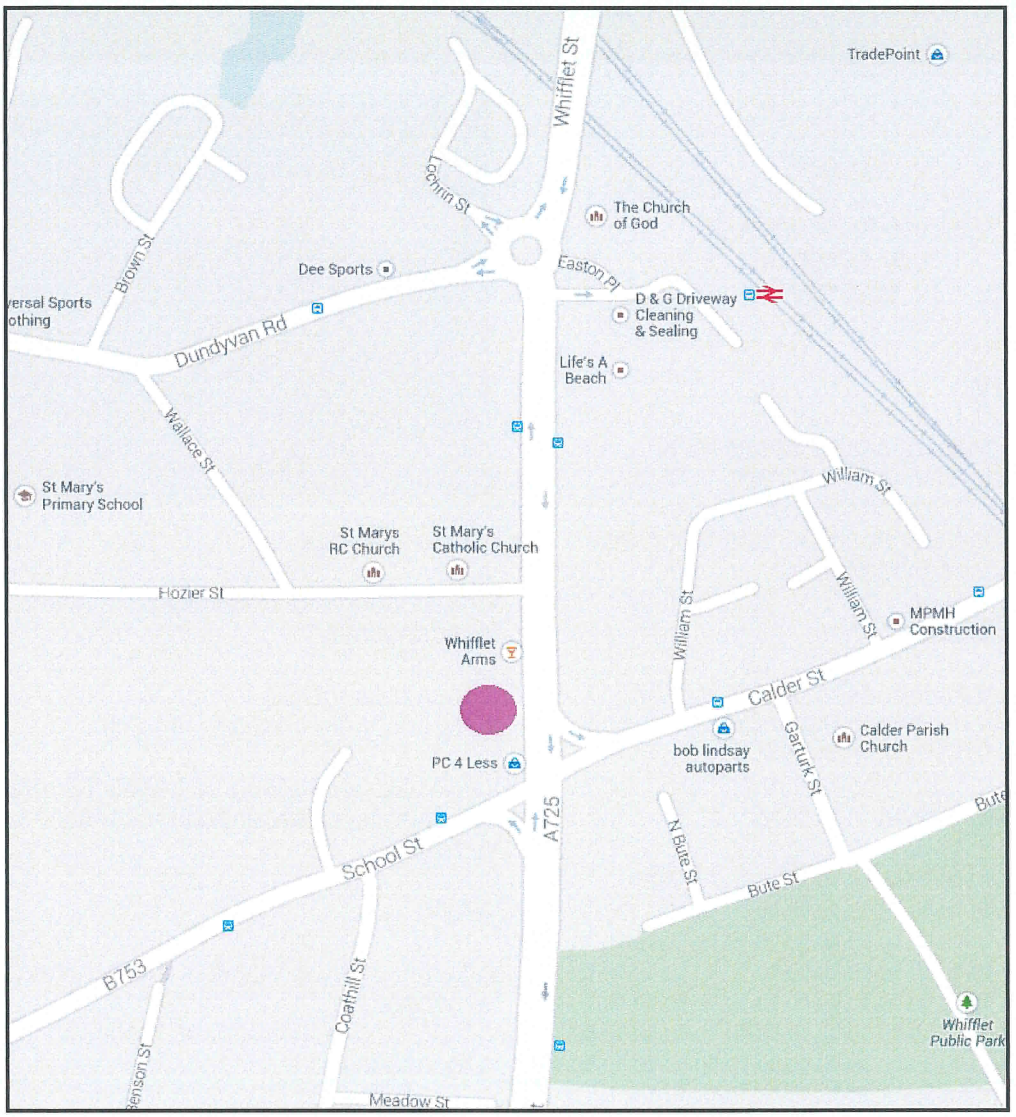
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To review our services visit www.wbf.co.uk

Viewing/Further Information

Strictly through the sole agents:
Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details Updated: 7th October 2026

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.