



Coatbridge

Shopping Centre ■

RETAIL UNITS AVAILABLE
TO LET

690 – 5,800 sq ft (64.1 – 538.8 sq m)

Coatbridge Shopping Centre offers a semi-pedestrianised shopping environment in a central location and boasts a broad mix of local, regional and national occupiers including:

ASDA

cardfactory

Specsavers

Boots

SUBWAY

Ladbrokes

GREGGS



Poundland

Royal Bank of Scotland

(semichem)

LloydsPharmacy



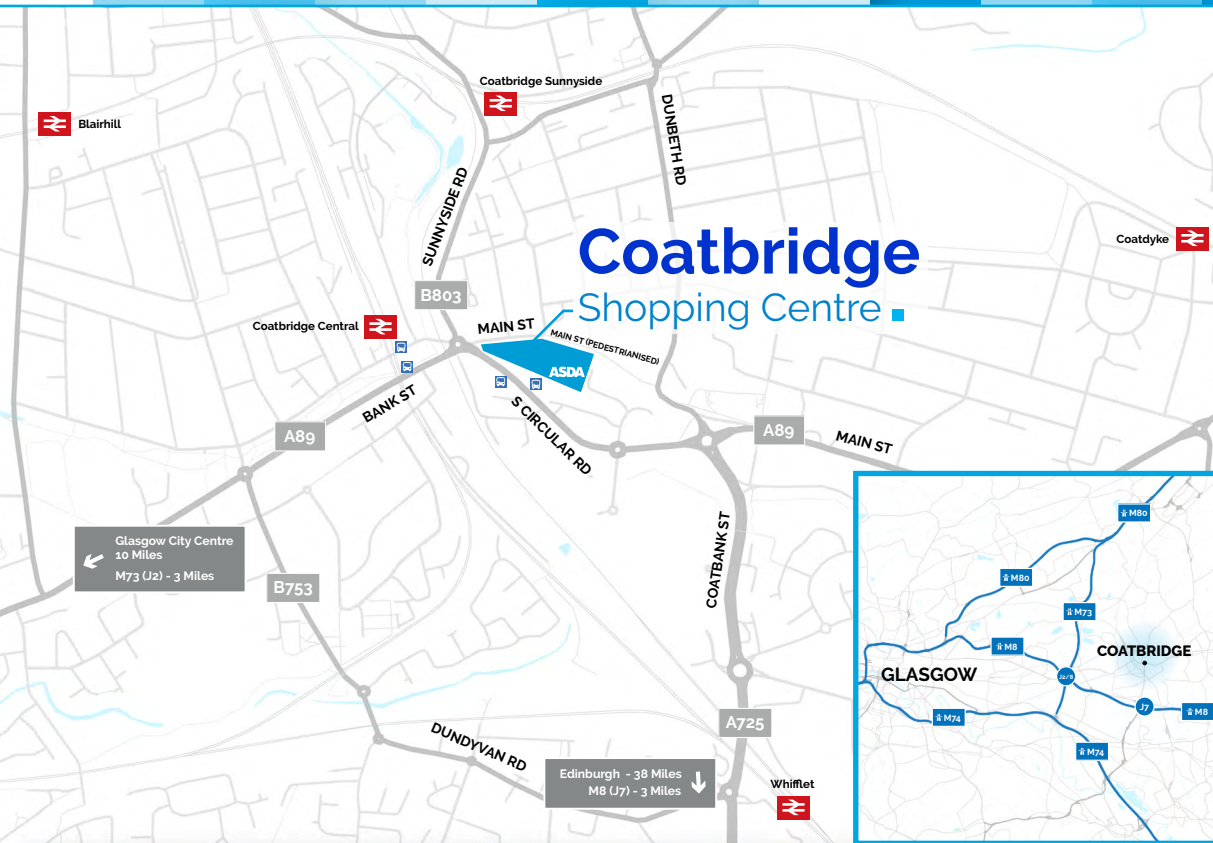
Coatbridge Shopping Centre

AVAILABILITY

UNIT	USE	TOTAL NIA (SQ FT)	RENT (PER ANNUM EXCLUSIVE)	RATEABLE VALUE	SERVICE CHARGE
Unit 18a	Office	1,390 (First Floor)	£12,000	£12,700	£3,069.00
Unit 20a	Office	540 (First Floor)	£6,000		£1,193.50
Unit 28	Retail	891	£12,500	£10,400	£1,968.50
Unit 32	Retail	849	£12,500	£10,400	£1,875.50
Unit 38	Retail	3,500 (Ground Floor) 2,300 (First Floor)	£35,000	£30,750	£14,740.50
Unit 40	Retail	1,130	£17,500	£11,200	£2,495
Unit 46	Office	6,039 (First Floor)	£15,000	£12,800	£13,330.00
Unit 62a	Retail	603 (Ground Floor) 933 (First Floor)	£20,000	TBA / to be assessed	£3,379.00
Unit 70	Retail	1,092	£25,000	£23,250	£2,402.50
Unit 88	Retail	863 (Ground Floor) 2,273 (First Floor)	On application	£21,750 (Ground Floor) £25,750 (First Floor)	£2,021.50 (Ground Floor) £4,680.00 (First Floor)
Unit 90	Retail	656	On application	£25,750	£1,365.00
Unit 96	Retail	1,320 (Ground Floor) 1,295 (First Floor)	£25,000	£32,250	£5,895.50
Unit 102	Retail	690	£17,500	£17,900	£1,618.50
Unit 106	Retail	1,230	£30,000	£31,750	£2,879.50
Unit 106A	Office	3,633 (First Floor)	£24,250	£24,250	£8,508.50



Occupying a prime position in the middle of town, **Coatbridge Shopping Centre** offers a wide variety of retail units in a busy and well established location. Other benefits include ample car parking close to the Centre along with numerous taxi ranks and bus stops that service the local area and beyond.



LOCATION

Adjacent to the M8 and M73 motorways, and served by five train stations including Coatbridge Central, the town of Coatbridge holds a great strategic position for access to Glasgow with Edinburgh and Stirling also in commuting distance. A wide variety of bus routes link Coatbridge to neighbouring towns such as Airdrie and Bellshill.

TERMS

Flexible leases are available. For more details contact the letting agent.

SERVICE CHARGE

The tenant to be responsible for their due proportion of the service charge.

PLANNING

The units benefit from a variety of Planning uses falling under Class 1, Class 2 and Class 3.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the incoming tenant will be responsible for stamp duty land tax, VAT and registration dues incurred thereon.

CONTACT

For viewing and further information, please contact the sole agent:



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