# Coatbridge Shopping Centre

RETAIL UNITS AVAILABLE

**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:







## 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	£2,855.16
Unit 20a	Office	540 (First Floor)	£6,000		£1,110.34
Unit 38	Retail	3,500 (Ground Floor) 2,300 (First Floor)	£35,000	£30,750	£13.713.42
Unit 40	Retail	1,130	£17,500	£11,200	£2,321.62
Unit 46	Office	6,039 (First Floor)	£15,000	£12,800	£12,401.20
Unit 70	Retail	1,092	£25,000	£23,250	£2,235.10
Unit 76	Retail	1,110 (Ground Floor) 773 (Basement)	£25,000	£25,000	£4,080.86
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 (Ground Floor)	On application	£25.750	£1,302.00
Unit 106	Retail	1,230	£27,500	£31,750	£2,746.60
Unit 106A	Office	3,633 (First Floor)	£24,250	£24,250	£8,115.80



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 are suitable for a variety of different uses, subject to planning. For further details please contact the letting agent.

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred and the ingoing 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:



STEPHEN INNES (BSC MRICS) E: stephen@lambertinnes.co.uk M: 07771 540793 T: 0141 248 5878 Lambert Innes Property Consultants Ltd 77 St Vincent Street, Glasgow G2 5TF

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