



Tenure

Heritable.

Location

Airdrie is a medium sized commuter town in North Lanarkshire, Scotland, located approximately 16 miles east of Glasgow and 35 miles west of Edinburgh.

The property is located in a prominent corner position on the north side of Stirling Street, at its junction with Wellwynd. Airdrie Rail Station lies some 0.1 miles to the south.

Occupiers close by include an Aldi supermarket, Coral, Farmfoods, British Heart Foundation and a Premier convenience store (adjacent), amongst many other local and national traders.

Description

This prominent corner property is arranged on ground and one upper floor to provide a job centre at ground floor level with office accommodation on the first floor. Externally to the rear, the property benefits from 8 car parking spaces.

The property provides the following net internal areas:

Ground Floor	418 sq m	(4,500 sq ft)
First Floor	399 sq m	(4,295 sq ft)
Total	817 sq m	(8,795 sq ft)

Tenancy

The entire property is at present let to THE SECRETARY OF STATE FOR COMMUNITIES & LOCAL GOVERNMENT by way of a reversionary lease for a term of years from 21st August 1995 to 1st April 2028 at a current rent of £80,000 per annum rising to £95,000 per annum on 2nd April 2019 (1). The lease provides for a rent review in 2023 and contains full repairing and insuring covenants.

(1) The Vendor will top up the rent to £95,000 per annum from completion until 2nd April 2019 by way of a reduction in the purchase price.

(2) The lease provides for a tenant option to break on 1st April 2023 on 6 months' notice.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 67 Band E (Copy available on website).

Airdrie

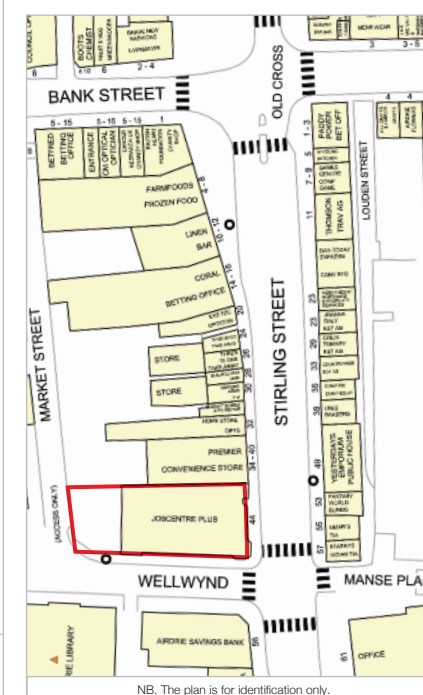
44 Stirling Street

Lanarkshire

ML6 0AH

- **Heritable Job Centre Investment**
- Comprising a total of 817 sq m (8,795 sq ft)
- Entirely let to The Secretary of State for Communities & Local Government on a lease expiring 2028 (1)
- Well located in the town centre, close to an Aldi supermarket
- Rent Review 2023
- Current Rent Reserved
£95,000 pa⁽¹⁾

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Elisa Miller, Ledingham Chalmers LLP. Tel: 01463 667400 e-mail: elisa.miller@ledinghamchalmers.com
Joint Auctioneer J Cooper Esq, Nomad Properties. Tel: 0203 874 1444 e-mail: jcooper@nomadprop.co.uk



NB. The plan is for identification only.