



Tenure

Freehold.

Location

Airdrie is situated approximately 10 miles east of Glasgow city centre, and serves a population of some 36,000. The town enjoys excellent communications being situated between the M8 (Junction 6, 4 miles south) and the A80 (6 miles north) and also having regular rail services. The property is situated on the south side of Graham Street, which is the main town centre pedestrianised shopping street. The property is well located and occupiers close by include Holland & Barrett (adjacent), Greggs, Iceland, Boots (opposite), Superdrug, Specsavers, Phones 4u, Card Factory, O2 and Clinton Cards. The town's car parking facilities are also nearby.

Description

The property is arranged on ground and one upper floor to provide a rectangular retail unit with further sales and ancillary accommodation on the first floor. The property has the benefit of rear service access and a goods lift.

The property provides the following accommodation and dimensions:

Gross Frontage	11.30 m	(37' 1")
Net Frontage	10.85 m	(35' 7")
Shop Depth	23.35 m	(76' 7")
Built Depth	26.20 m	(86' 0")
Ground Floor	233.50 sq m	(2,513 sq ft)
First Floor	264.00 sq m	(2,842 sq ft)
Total	497.5 sq m	(5,355 sq ft)

Tenancy

The entire property is at present let to W H SMITH PLC for a term of 55 years from 11th November 1977 at a current rent of £79,200 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 31st August 2011 W H Smith plc reported a turnover of £1.273bn, pre-tax profits of £93m, shareholders' funds of £156m and a net worth of £100m.

(Source: www.riskdisk.com 16.01.2012)

VAT

VAT is applicable to this lot.

Documents

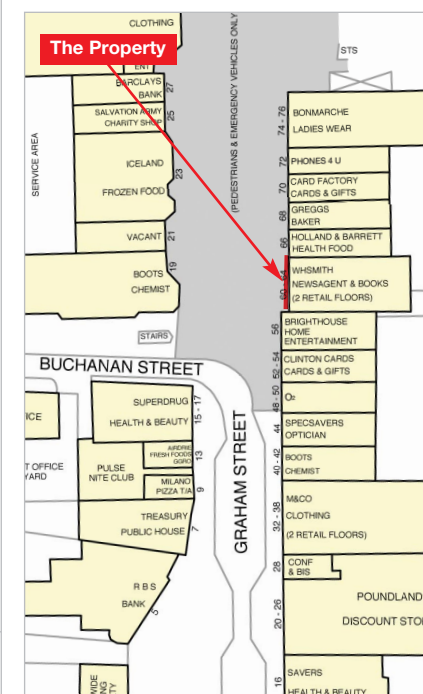
The legal pack will be available from the website www.allstop.co.uk

Airdrie

60, 62 & 64 Graham Street North Lanarkshire ML6 6BU

- **Attractive Freehold Shop Investment**
- Let to W H Smith plc on a lease expiring November 2032 (No breaks)
- First class pedestrianised town centre position
- Opposite Boots
- Rent Review November 2012
- Current Rent Reserved
£79,200 pa

**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

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