

INVESTMENT FOR SALE

MIXED USE INVESTMENT

NIA: 969.99 SQM (10,441 SQFT)

PROMINENT CORNER BUILDING

CURRENT PASSING RENT OF
£90,935 PER ANNUM

SECURE CAR PARK TO THE
REAR WITH APPROX. 20 SPACES

SALE PRICE: OIEO: £495,000 (NIY
17.58%)



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56 & 66 STIRLING STREET, AIRDRIE, LANARKSHIRE, ML6 0AW

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Location

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Airdrie is located approximately 13 miles east of Glasgow City Centre, 1.6 miles east of the town of Coatbridge and 4.5 miles north of the M8 motorway, thereby offering access to the Central Scotland motorway network and beyond.

Airdrie benefits from strong transportation links with the M8 and M73 motorway located in close proximity, providing access to Glasgow and Edinburgh. Airdrie Railway Station, located approximately 0.4 miles from the subject property, provides frequent services to Glasgow Central Station.

More specifically, the subjects occupies a prominent corner pitch between Stirling Street and Wellwynd. Stirling Street acts as one of the main thoroughfares within Airdrie. The surrounding area benefits from a blend of residential and commercial occupiers including Bayne's Bakery, British Heart Foundation and Boots Pharmacy.



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Description

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The subjects comprise of a former bank building which is now sub-divided to provide a variety of retail/office/studio units across basement, ground and first floor levels. The building is Category “B” Listed and lies within the ‘Victoria & Town Centre Conservation Area’. The property benefits from numerous entrance points on both Stirling Street and Wellwynd Avenue as well as dedicated parking provisions to the rear.

Basement (56 Stirling Street)

The basement comprises of four cellular studios which are currently being utilised by a variety of users, benefitting from communal staff breakout areas, W/C facilities and Kitchen/prep area. Access can be found via the dedicated stairwell from the ground floor.

Ground Floor (56 Stirling Street)

At ground floor level, the property consists of two retail premises, benefitting from tiled floor and hanging LED light fittings throughout. Both premises are complimented by fitting rooms, accessible toilets and kitchen/prep area which are finished to a high standard.

First Floor (56 Stirling Street)

The first floor consists of five individual office suites with shared toilets and storage. The offices are finished to a high standard with carpet floor coverings and strip LED lighting incorporated throughout.

66 Stirling Street

This property comprises an office suite spanning across ground, first and basement level. Internally, the property offers a combination of open plan and cellular office space, benefitting from carpet floor coverings and translucent LED light fittings throughout. The office is complimented by dedicated W/C facilities and a kitchen prep area located on the first floor. The basement provides storage space and access to the rear of the property.

ACCOMMODATION	SQM	SQFT
56 STIRLING STREET		
Basement	249.67	2,687
Ground	222.89	2,399
First Floor (Wellwynd Avenue)	98.13	1,056
First Floor (Stirling St Access)	218.99	2,357
Sub-Total	789.68	8,500
66 STIRLING STREET		
Basement	18.58	200
Ground	126.23	1,359
Mezzanine	35.50	382
Sub-Total	180.31	1,941
TOTAL	969.99	10,441

The above floor areas have been provided on a Gross and Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Internal Pictures

56 & 66 STIRLING STREET, AIRDRIE, LANARKSHIRE, ML6 0AW





Tenancy Schedule

56 & 66 STIRLING STREET, AIRDRIE, LANARKSHIRE, ML6 0AW

FLOOR	USE	AREA (SQ FT)	TENANT	END DATE	RENTAL (£ PA)
Ground, 66 Stirling Street	Retail/Office	1,941	McWhinney Richards	01/03/2030	£19,020 pa
Ground, 56 Stirling Street (suite 3a)	Retail	1,822	FKA BNL Ltd	01/04/2026	£15,196 pa
Ground, 56 Stirling Street (suite 3b)	Retail	577	FKA HNL Ltd	01/04/2026	£8,442 pa
First, Suite 1/2, 56 Stirling St (Wellwynd Access)	Office	734	Manson	25/03/2025	£10,080 pa
First, Suite 3, 56 Stirling St (Stirling St Access)	Office	1,279	Affinity Financial Planning	30/06/2028	£11,205 pa
First, Suite 4, 56 Stirling St (Stirling St Access)	Office	1,078	HK Care Consults	31/03/2026	£17,376 pa
First, Suite 5, 56 Stirling St (Wellwynd Access)	Office	323	Doogan	22/12/2026	£977 pa
Basement, Unit 3, 56 Stirling St	Studio/Office	414	Vacant		
Basement, Unit 8, 56 Stirling St	Studio/Office	148	Dorner	28/03/2026	£1,560
Basement, Unit 9, 56 Stirling St	Studio/Office	248	Trainer	03/02/2026	£2,940
Basement, Unit 10, 56 Stirling St	Studio/Office	369	Hamilton	25/05/2025	£4,140
				Total Rent	£90,935 pa

****This presents an investor with an opportunity for ongoing asset management with potential for implementing lease renewals/extensions to improve the income security****

The above tenancy schedule is accurate at the date of inspection and may be subject to change during the marketing process.



SALE PRICE

Our client is seeking offers in excess of £495,000 for their heritable interest in the property, reflecting an attractive 17.58% Net Initial Yield

RATEABLE VALUE

The rate poundage for 2025/2026 is set at 49.8p per pound for rateable values up to £51,000, 54.5p per pound for values between £51,001 and £100,000, and 55.9p per pound for values above £100,000.

Address	Rateable Value
56 Stirling St – Basement Suite 2	£3,450
56 Stirling St – Basement Suite 3	£3,100
56 Stirling St – Basement Suite 8	£700
56 Stirling St – Basement Suite 9	£1,100
56 Stirling St – Basement Suite 10	£1,450
56 Stirling St – Ground Floor 3A	£13,400
56 Stirling St – Ground Floor 3B	£4,800
56 Stirling St – First Floor Suite 1	£4,250
56 Stirling St – First Floor Suite 2	£1,500
56 Stirling St – First Floor Suite 3	£9,600
56 Stirling St – First Floor Suite 4	£9,800
56 Stirling St – First Floor Suite 5	£2,050
66 Stirling Street	£12,700

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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