

TO LET

Former Function Hall

NIA: 245.44 SQM (2,642 SQFT)

Located Within Coatbridge Town
Centre

Benefits From High Levels of
Passing Footfall

Suitable For A Variety of Uses
(Subject to Planning)

May Be Eligible For 100% Rates
Relief Via The Small Business
Bonus Scheme

Rent: OIEO: £17,000 per annum



[CLICK HERE FOR A VIRTUAL TOUR!](#)



15 MAIN STREET, COATBRIDGE, ML5 3AJ

CONTACT:

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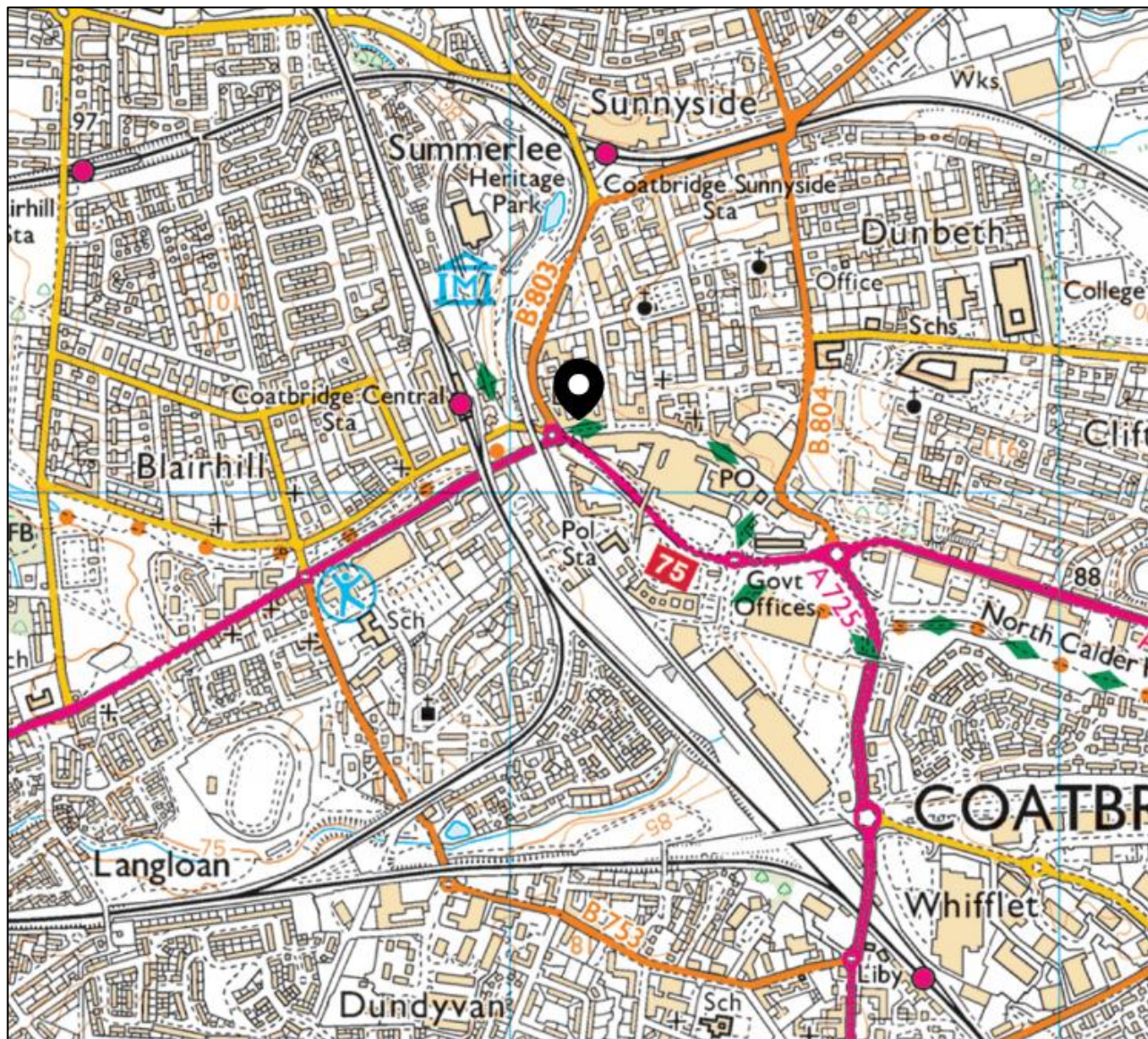
| 0141 331 2807 – 07551 173 132
| 0141 331 2807 – 07920 824 408





Location

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The subjects are located within Coatbridge, 9 miles east of Glasgow and held within the North Lanarkshire Council district.

Coatbridge benefits from strong transport links with junction 2A of the M73 motorway located 1.8 miles from the subjects, providing access to Glasgow City Centre and Scotland's wider motorway network. Coatbridge Sunnyside Train Station is located approximately 0.4 miles from the subject property, offering frequent services to Edinburgh Waverley and Glasgow Queen Street.

More specifically, the subjects are located on northern side of Main Street which acts as Coatbridge's main retailing thoroughfare. The surrounding area consists of a blend of residential and commercial operators including Greggs, Subway and Asda.

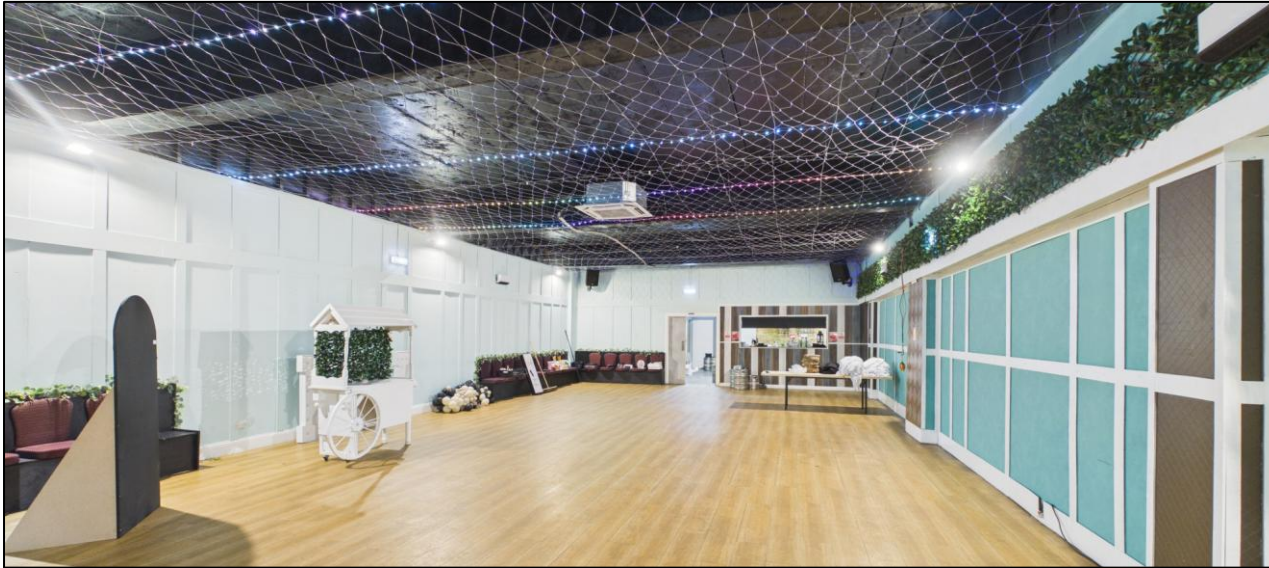


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Description

15 MAIN STREET, COATBRIDGE, ML5 3AJ



The subjects comprise a retail premises spanning across ground and first floor levels, forming part of a larger three storey building, with offices on the upper floors. The property benefits from a dedicated pedestrian access via a glazed, aluminum framed door incorporated within a prominent glazed frontage onto Main Street.

Internally, the subjects are presented in line with the previous tenant's use as a function hall. An open plan event space can be found to the front of the premises, benefitting from a wooden floor covering. A bar area, multiple cellular rooms and W/C facilities are available to the rear.

Additional storage accommodation and further W/C facilities are located on the first floor which is accessible via an internal staircase.

ACCOMMODATION

	SQM	SQFT
Ground Floor	199.55	2,148
First Floor	45.85	494
TOTAL	245.44	2,642

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

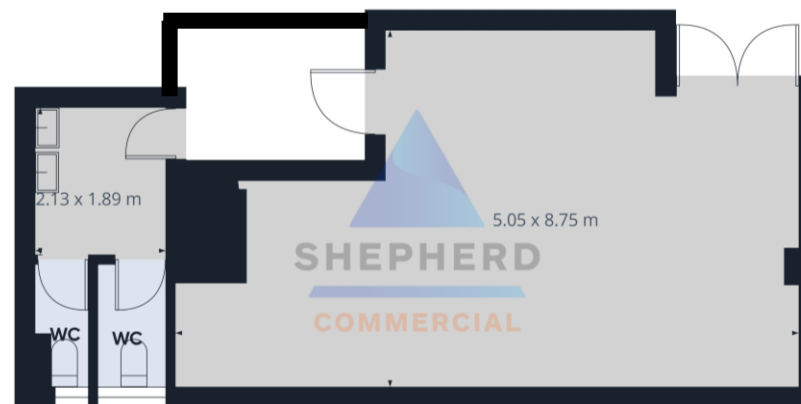


Floor Plan

15 MAIN STREET, COATBRIDGE, ML5 3AJ



Ground Floor



First Floor

Floor plans are for
indicative purposes only



RENT

Our client is looking for offers in excess of £17,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from the use class in line with its previous use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £11,400. The Rate Pounding for 2026/27 is 48.1p to the pound. As such, any incoming tenant may be eligible for 100% Rates Relief via the Small Business Bonus Scheme.

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 incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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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