



To Let

Retail unit

Grab & Go Kiosk

AVAILABLE NOW

**Airdrie Station, Broomknoll Street
Airdrie, North Lanarkshire
ML6 9EX**

1,009,000+
ANNUAL STATION FOOTFALL

Description:

An excellent opportunity to operate a kiosk within Airdrie Station. The unit is ideally located on the island platform that is platform 1 and 2, platform 3 is located adjacent. The unit comes with water, drainage and power supply.

Location:

Airdrie railway station is a railway station serving the town of Airdrie, North Lanarkshire, Scotland. The station is served by trains on the North Clyde Line, 11 miles east of Glasgow Queen Street.

**station
spaces**

 **ScotRail**
SCOTLAND'S RAILWAY



Property:

The unit comprises of a single retail kiosk with serving hatch, the associated serving hatch can be secured with metal grilles. The unit has a separate meter for utilities. The kiosk has dedicated access with a roller shutter.

Unit size:

Ground Floor: 5.1 sq. m. / 54 sq. ft.

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

AWAITING EPC

For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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