




McEwan Fraser Legal
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2 Mitchell Street
COATBRIDGE, NORTH LANARKSHIRE, ML5 5RT

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Mitchell Street

COATBRIDGE, NORTH LANARKSHIRE, ML5 5RT

Coatbridge is located within the North Lanarkshire region, approximately eleven miles east of Glasgow. The town has a population of around 41,000 persons and well served by public transport.

Mitchell Street is located within a six-minute drive of the main shopping centre of the town where there is a wide selection of high street shops and retailers. Coatbridge is an urban town located on the eastern fringes of Glasgow. The town quickly expanded during the late 18th century as a centre of iron making, in part because it had a direct canal link to Glasgow.

The town is easily accessible to Glasgow by car via the M73 and M8 whilst also having its own train station and links to Glasgow city centre. Number 2 is conveniently located with a car park to the front.



This commercial unit enjoys a prime position in the centre of a large residential area with excellent parking facilities. The property is currently vacant but has most recently been used as a hairdresser and beauticians. There are four treatment rooms as well as areas dedicated to nail technicians. A lavatory block holds four toilet cubicles and three wash hand basins. In addition, there are two stores. The property is on the first floor and could be adapted for a multitude of uses.

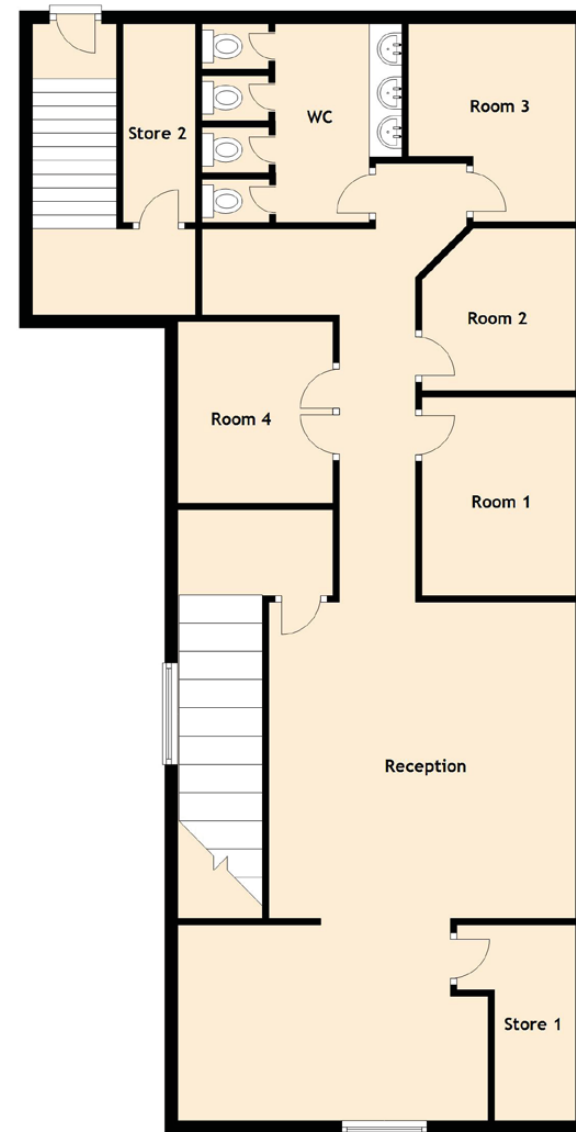
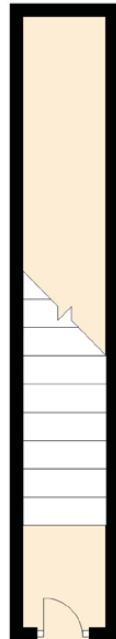
Market comparables indicate a potential rental of approx £4800 per annum, but the property also presents a number of alternative development options subject to required permissions/consents. The current rateable value means that this property may qualify for rates relief under the Small Business Bonus Scheme.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Reception	4.87m (16') x 4.73m (15'6")
Room 1	3.05m (10') x 2.37m (7'9")
Room 2	2.50m (8'2") x 2.37m (7'9")
Room 3	3.05m (10') x 2.58m (8'6")
Room 4	2.80m (9'2") x 2.23m (7'4")
Store 1	3.00m (9'10") x 1.83m (6')
Store 2	3.20m (10'6") x 1.11m (3'8")
WC	3.08m (10'1") x 3.06m (10')

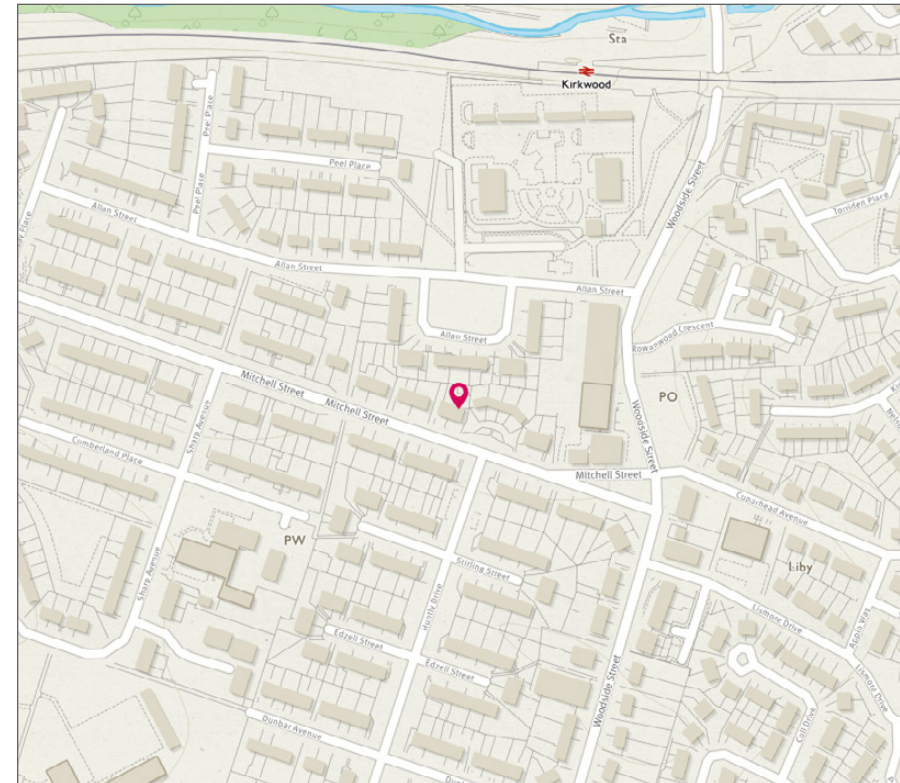


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