

33 & 35 Clark Street

AIRDRIE, NORTH LANARKSHIRE, ML6 6DH



A PORTFOLIO OF TWO VACANT RETAIL
UNITS AND A LARGE PLOT OF LAND



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McEwan Fraser Legal is delighted to present to the market an excellent opportunity to purchase a portfolio of two vacant retail units located within a high footfall area of the North Lanarkshire town of Airdrie.

Both properties have been well looked after and maintained throughout the years and are ready for tenants. Most recently the units operated as a deli/cafe and dog grooming studio with both units providing the current owner with a healthy rental income. Due to personal circumstances, the current owner has decided to place the properties for sale. The portfolio will suit many businesses or indeed will appeal to a commercial landlord looking to add to a portfolio.

Both shops occupy a detached purpose built building, accommodation comprises (No 33) a newly fitted retail area with a sizeable serving counter and large window to the front of the shop, to the rear is a kitchen/prep area, WC and storage area. (No 35) is the larger of the properties and comprises welcoming reception area, with large window a large grooming studio and to the rear of the shop is the bathing area and a holding room. No 35 also has modern WC. There is a large piece of land to the rear of the property offering further opportunity to extend the property, split the title deed and offer the plot for sale or indeed with the correct consents offers a great development opportunity.

CLARK STREET DELI

01236 899292

CLARKSTREETDELI.CO.UK

33 Clark Street

AIRDRIE

OPENING HOURS
Mon - Friday 9-4
Sat 10-3
Closed Sunday

WE'RE OPEN







• LATTE 2.75
• FLAT 1.75
• ESPRESSO 1.75
• MOCHA 2.80
• AMERICANO 2.80
• HOT CHOCOLATE 3.00
• PEKO TEA 50p
• CHAI LATTE 50p
• DIRT CHAI 50p
• SYRUP SHOTS 50p
• ESPRESSO SHOT 50p



Hair At The Dug
Dog Groomers

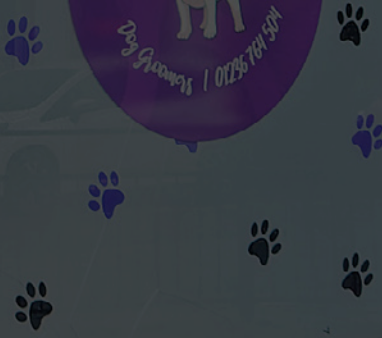


Tel: 01236 764 504



35 Clark Street

AIRDRIE

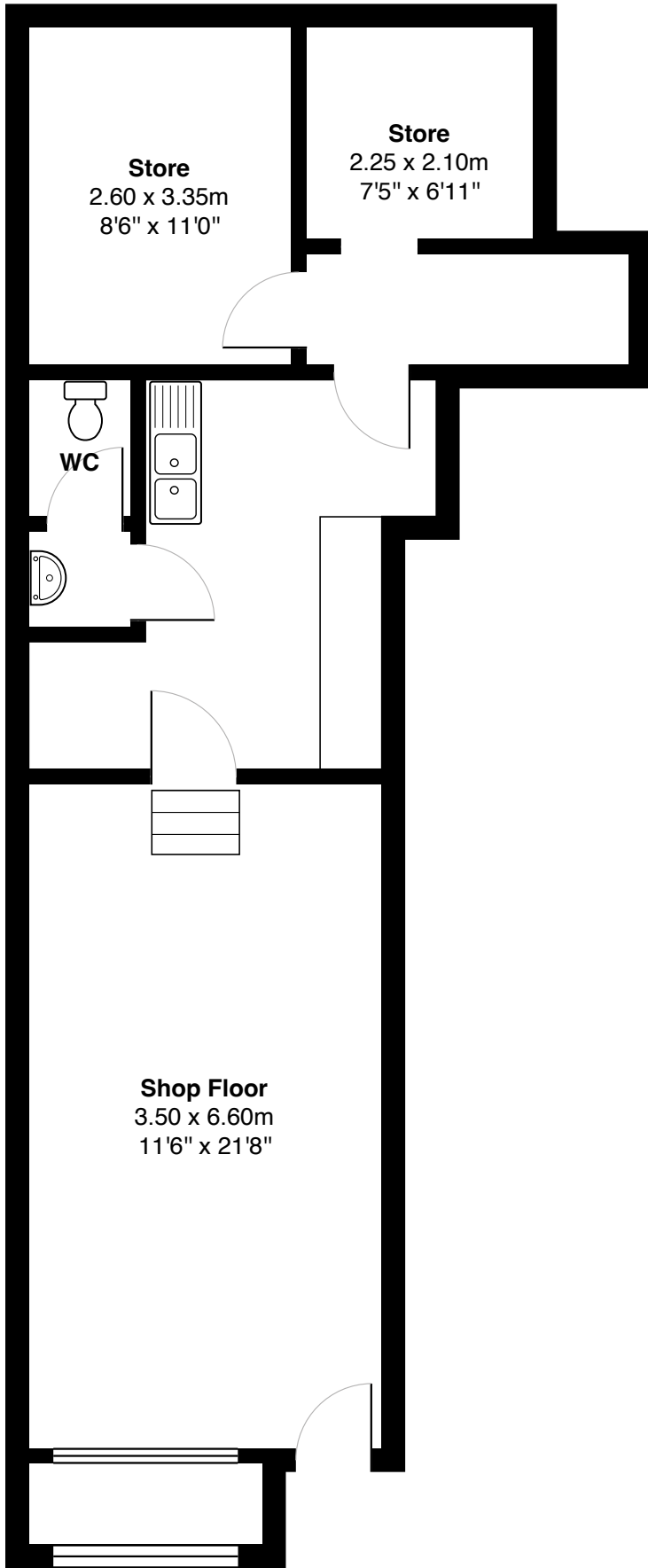




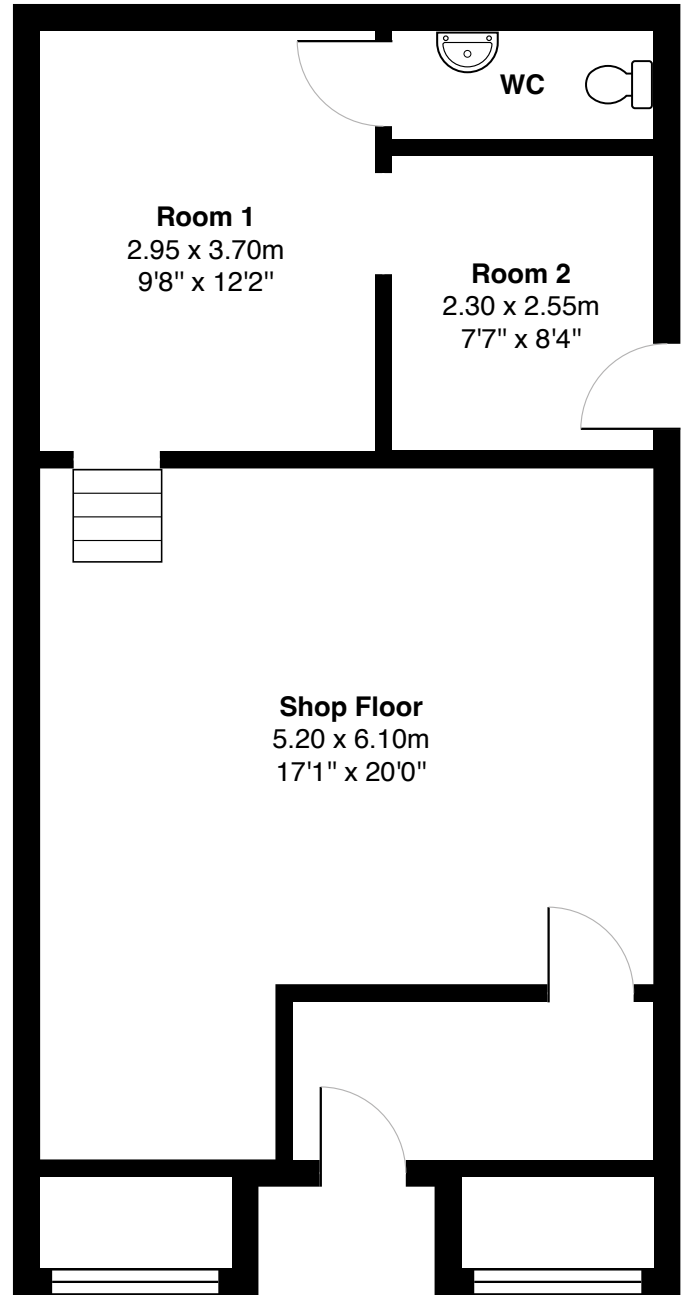








NUMBER 33

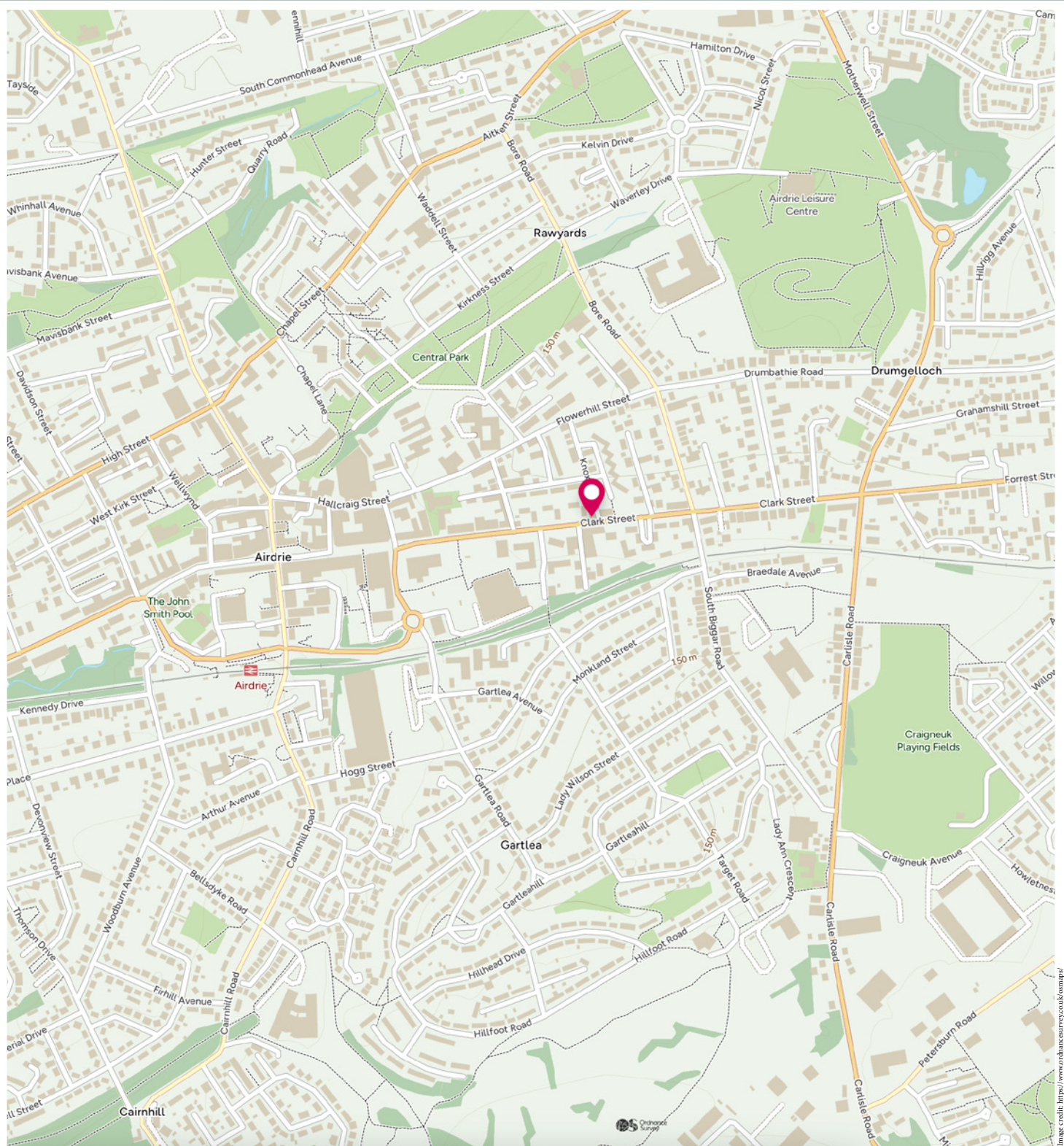


NUMBER 35



Overall the property is a flexible investment located in a bustling neighbourhood with high footfall and just a stone's throw from Airdrie town centre and train station.





McEwan Fraser Legal

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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
CONNIE NUGENT
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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