

43/45 & 49/53 MAIN STREET
COATBRIDGE
ML5 3BA

LARGE RETAIL / LEISURE PREMISES
FEUHOLD FOR SALE

SUITABLE FOR A VARIETY OF USES S.T.P.P

GUIDE PRICE £265,000



N.I.A. 4,275 SQ FT

PRIME TOWN CENTRE LOCATION

LOCATION

Coatbridge lies approximately 11 miles east of Glasgow having an immediate population of just under 44,000 with a wider catchment of approximately 102,000. The town enjoys excellent communication links between the network of motorways and railway station.

The premises occupy a very prominent location on north side of Main Street close to its junction with Academy Street and to the Faraday Retail Park. Main retail multiples in the immediate vicinity include ASDA, Superdrug, Poundland, Specsavers, Clydesdale Bank amongst many others.

DESCRIPTION

The subjects are arranged to provide sales over ground and first floor together with staff and storage and toilet facilities also at first floor level.

Prior to the recent fire - the premises was under offer to let as a Public House / Restaurant.

ACCOMMODATION

The property has the following approximate areas and dimensions:

Net Frontage	57 ft 5 ins (17.5 m)
Depth	72 ft 10 ins (22m)
Ground Floor Sales	2,835 sq ft (263.4 sq m)
First Floor Sales	920 sq ft (84.5 sq m)
First Floor Ancillary	520 sq ft (48.3 sq m)

Total Area 4,275 sq ft (397.2 sq m)

PRICE - £265,000

Subject to Contract



ALL ENQUIRIES:

PANTHER SECURITIES PLC

TEL: 01707 667 300

EMAIL: John.Doyle@pantherplc.com

OR

Richard.Swan@pantherplc.com

PART OF THE ROOF HAS BEEN DAMAGED BY FIRE

SOLD AS SEEN



INDICATIVE STREET PLAN ONLY

NOT TO SCALE

