

TO LET *Phase 2* ROADSIDE RETAIL DEVELOPMENT

PADDOCK STREET / SIKESIDE STREET COATBRIDGE

- Phase 1 fully let to **TESCO, CORAL, INDIGO SUN, MINT PHARMACY, BARNARDOS** and **DENTIST**
- At the junction of 2 busy arterial routes
- Dense residential areas with 3,000 private houses recently completed or under construction
- 5 new retail/restaurant or hot food units
- Retail, Class 2 and Class 3 consents applied for
- Handover late 2017



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LOCATION

Coatbridge is situated 11 miles east of Glasgow and 30 miles west of Edinburgh. The population is in excess of 48,000 people and a catchment estimated at over 100,000 people.

The subjects are situated in a dense residential area 2 miles south west of the town centre and 1 mile from the junction of Paddock Street and Sikeside Street. It is located at the junction of Paddock Street and Sikeside Street, which are very busy routes from the A8 to the town centre. Whifflet Railway Station, which has a direct service to Glasgow Central, is just a 10 minute walk away.

There is a substantial amount of private housing either completed or under construction nearby (circa 3,000 units total) and there is no real retail provision to cater for this in the immediate vicinity.

DESCRIPTION

The development has 5 new retail/food units.

There is parking for 62 cars.

| UNIT | SIZE | RENT |
|------|-------------|------------|
| 1 | 3,750 sq ft | £66,000 pa |
| 2 | 1,248 sq ft | £22,000 pa |
| 3 | 1,248 sq ft | £22,000 pa |
| 4 | 1,248 sq ft | £22,000 pa |
| 5 | 1,593 sq ft | £28,000 pa |



PLANNING

Planning consent for Class 1, Class 2 and Class 3 Hot Food consent has been applied for.

TIMING

Handover anticipated at the end of 2017.

FURTHER INFO

For further information please contact:



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