





RETAIL DEVELOPMENT SITE FOR SALE

CARLISLE ROAD, AIRDRIE ML6 8AA



kennedyandco.com

Andrew Kennedy andrew@kennedyandco.com 07733 123 437 On behalf of



RETAIL DEVELOPMENT SITE FOR SALE

Description

On behalf of Lidl, we have been instructed to market a prominent site on Carlisle Road, Airdrie, with the benefit of an outline retail planning consent adjacent to their newly opened store and proposed Starbucks drive thru. Airdrie is approximately 16 miles north east of Glasgow.

Location

The development site is located to the south east of Airdrie town centre on Carlisle Road which is a main arterial route through the town linking the M80 through to the M8. The Lidl foodstore opened in November 2022 and Starbucks has planning consent with construction of the site imminent. Airdrie has a resident population of 36,326 with a further 79,687 living within a 10 minute drive time.

Size

The development site extends to 1,841.4 sq m (0.455 acres) with a further 1,411 sq m (0.345 acres) of common area to be allocated for 47 car spaces. The outline planning consent granted on 1st February 2021 allowed for a speculative Class 1 Retail / Class 3 Food and Drink development with a gross internal area of 1,364 sq m (14,682 sq ft) and net sales of 1,237 sq m (13,315 sq ft).

Proposals

Purchase proposals are invited from parties looking to undertake a development that would complement the existing occupiers. Preference will be given to proposals that comply with the existing planning consent albeit consideration will be given to other roadside uses. The purchaser will be expected to build out the area allocated for 47 car parking spaces and enter into a deed of condition to cover areas allocated for service yard, access, landscaping and car parking. Alternatively, proposals that incorporate the 47 spaces as part of a reconfigured layout will be considered. This may include drive-thru, electric charging and other roadside uses which would need planning consent. The site has been remediated with services provided to the boundary. Information covering planning, roads and site conditions, title, deed of conditions and restrictions will be provided to interested parties.

Enquiries

All enquiries to be directed to sole selling agents acting on behalf of Lidl:

Andrew kennedy andrew@kennedyandco.com 07733 123 437

205 St Vincent Street Glasgow G2 5QD



MISREPRESENTATION CLAUSE Kennedy & Co gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of the representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kennedy & Co has any authority to make any representation or warranty whatever in relation to this property. February 2023

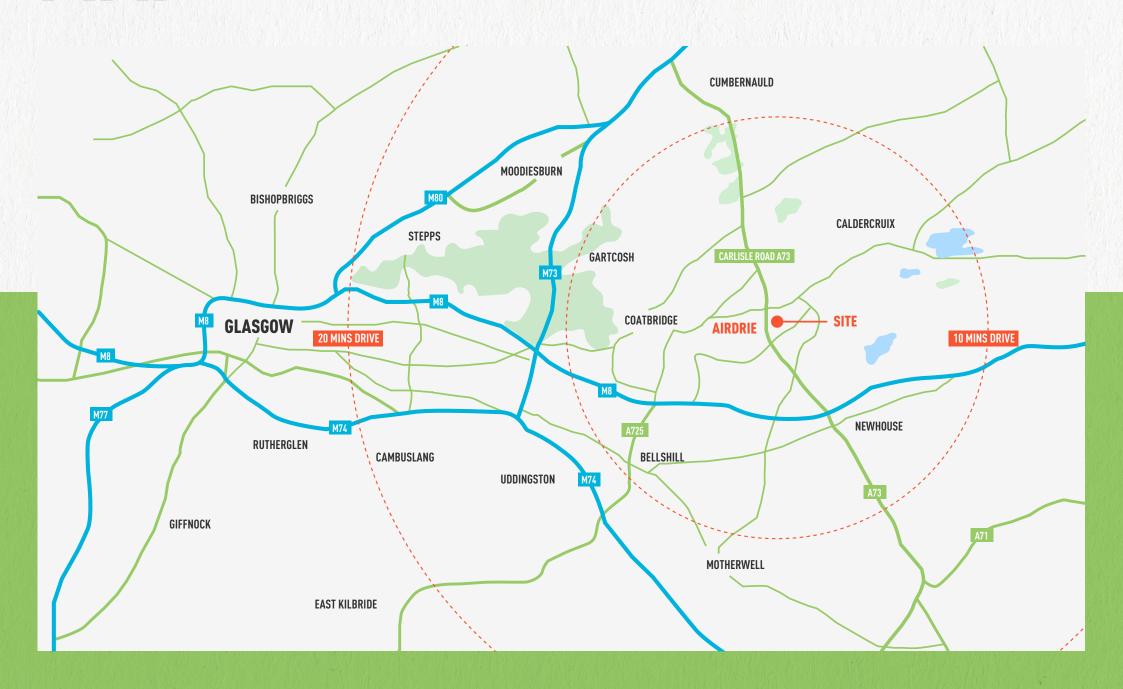
AERIAL



AERIAL LOCAL



MAP



PLAN

