



## EXTENSIVE FIRST FLOOR PREMISES COULD SUIT SHOWROOM, SURGERY, OFFICE, SALON ETC.

1 Campbell Lane, Hamilton, ML3 6DB

### LOCATION:

Prominent location at the corner of Campbell Street and Campbell Lane within Hamilton's central retail and business core. The facilities and amenities of Cadzow Street and Quarry Street are within metres and Hamilton Central railway station and bus terminus are nearby. Neighbouring occupiers include children's play café, bars, restaurant, solicitors, podiatrist and the town's Police Station. There are several pay and display car parks and on street parking in the immediate vicinity and the local road network offers access throughout Hamilton, to Motherwell, north and south Lanarkshire plus easy connections to Junctions 5 and 6, M74 for Glasgow, the south and the national motorway system.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Extensive first floor premises most recently utilised as a kilt centre but with potential for a variety of alternative uses. An exclusive, internal stairway opens to reception/display area with various rooms, offices and stores off, which can be adapted by the tenant to suit their particular use, plus toilet (and facility for another toilet) and kitchen.

Replacement double glazing has been installed.

**AREA:** 168.55 sq m/1814 sq ft or thereby net internal area

**RATEABLE VALUE:** £10,700

Qualifying occupiers should receive 100% rates relief under the government's Small Business Bonus Scheme and prospective tenants should make their own enquiries in this connection.

## ENERGY RATING:

Awaiting EPC

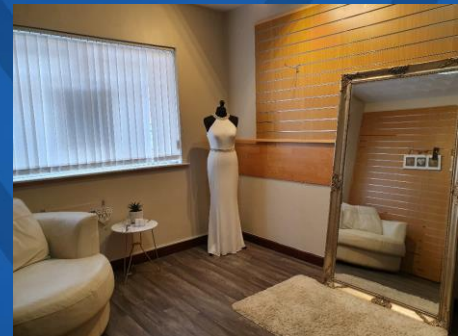
## RENT, LEASE, DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £12,000 per annum** exclusive of VAT and local rates.

In the first instance all offers should be submitted to Mr Cameron of this office.

## VIEWING:

STRICTLY by appointment through ourselves as agents.



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**REF: O322 Prepared June October 2022**

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## NOTICE

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