

TO LET

PROMINENT ROADSIDE
INDUSTRIAL/RETAIL UNIT



UNIT 1, ALANSHAW INDUSTRIAL ESTATE

PEACOCK DRIVE, HAMILTON, ML3 9BG

- ▶ Prominent location at the entrance to Alanshaw Industrial Estate
- ▶ Subjects extend to 13,787 GIA (Sq.Ft.)
- ▶ High traffic location with over 40,000 vehicles per day
- ▶ Dedicated yard space with customer parking and roller shutter loading bays
- ▶ £70,000 + VAT per annum.

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LOCATION

Hamilton is a large town with a population of around 50,000 and a catchment estimated to be 350,000. It serves as the main administrative centre for the South Lanarkshire Council area and is located around 13 miles to the south east of Glasgow city centre.

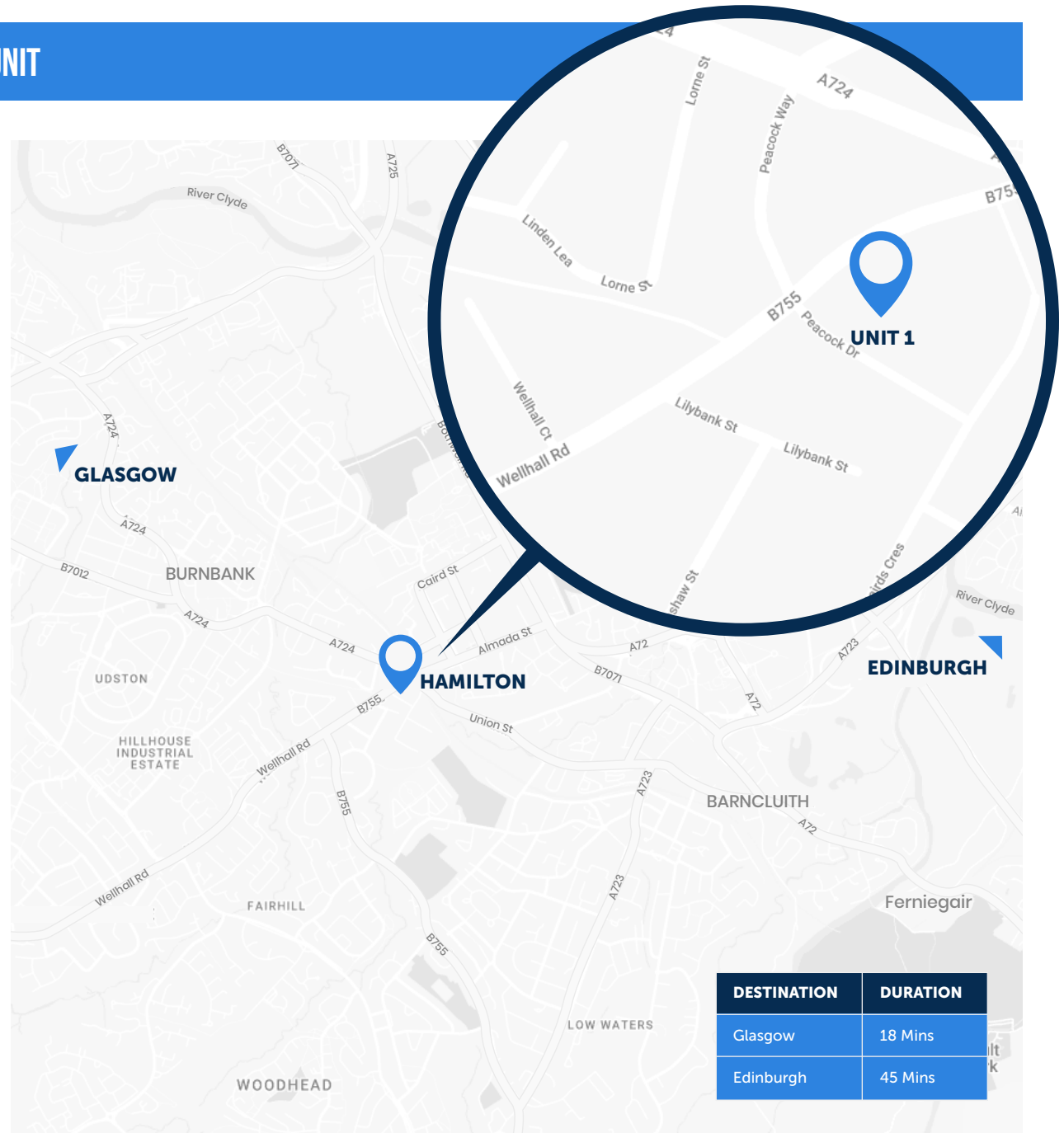
The town has excellent links to the motorway network. Junctions 5 and 6 of the M74 motorway can be accessed in 5 minutes from Peacock Drive. Hamilton's two mainline railway stations at Hamilton Central and Hamilton West have services into Glasgow Central every 10 minutes, which makes the town a popular commuter location. The bus terminal and Hamilton West Train Station are in the immediate vicinity of Peacock Drive with each within a 15-minutes' walk.

THE SUBJECTS ARE PROMINENTLY LOCATED ON THE CORNER OF PEACOCK DRIVE AND ONE OF HAMILTON'S MAIN ARTERIAL STREETS, THE B755 (WELLHALL ROAD). PEACOCK DRIVE ACTS AS THE ENTRANCE TO ALLANSHAW INDUSTRIAL ESTATE.

Hamilton Retail Park is located 0.3 miles away. Among others, tenants include:

- › Sainsburys
- › McDonalds
- › Sports Direct
- › Iceland
- › B&M Bargains
- › TX Maxx

Hamilton town centre is 0.5 miles to the South West along the A724 Union Street.



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DESCRIPTION & ACCOMMODATION

The premises were previously tenanted by Carpetways, utilising this space for a large carpet showroom, occupying approximately three-quarters of the total building footprint of which extends to 13,787 sq. ft.

The subjects consist of a brick-built structure, beneath a steel truss roof, covered with profiled sheet roof. The subjects have been extended with a steel portal framed extension.

MORE RECENTLY, THE REAR SERVICE AREA HAS BEEN OVER CLAD IN SHEET PROFILE CLADDING. THE PROPERTY BENEFITS FROM A SHARED YARD, WITH CUSTOMER PARKING ON SITE, THE REAR GOODS AND CUSTOMER CAR PARK CAN BE ACCESSED FROM PEACOCK DRIVE.

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross internal floor areas: **13,787 sq. ft. (1,280.85 sq.m).**



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RENT

The unit is available by way of a new Full Repairing and Insuring lease at a rent of £70,000 plus VAT per annum. Full details are available from the marketing agents.

PLANNING

We understand the planners would be agreeable to class 6 (Storage and Distribution) with a 15% - 20% retail which would effectively be a trade counter use consent.

We would advise that your own enquiries with the local planning authority should be made.

EPC

The EPC rating is band D. A copy of the EPC for the property is available upon request.

RATEABLE VALUE

In accordance with the Scottish Assessors Association, the rateable value of the property is £50,000. New occupiers have 4 months to appeal the rateable value of a property.

VAT

All prices quoted are exclusive of VAT.

ENTRY

The unit will be available from January 2024.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWINGS & FURTHER INFO

For further information or to arrange a viewing, please contact the joint letting agents:



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Important Notice

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices. 6. Date of Publication: July 2023.

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