



## TO LET - RETAIL/OFFICE PREMISES

91 Quarry Street, Hamilton, ML3 7AG

### LOCATION:

Hamilton lies approximately 12 miles south-east of Glasgow City Centre within in the South Lanarkshire Local Authority Region.

More specifically the subjects are situated on Quarry Street, Hamilton's principle retailing street, home to a mix of national and local occupiers including include Specsavers, Baynes the Bakers, Mega Amusements, Salt Sushi, Timpson and Greggs.

On-street parking is provided within the vicinity as well as there being various pay and display car parks. Hamilton Train and Bus Station are a 5 minute walk south.

### HAMILTON OFFICE:

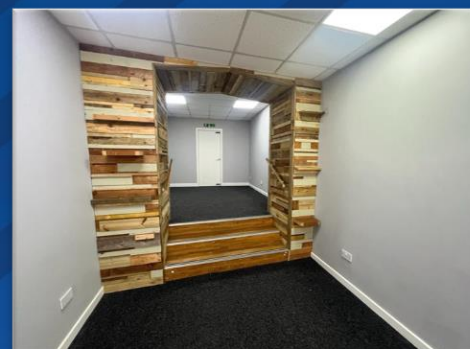
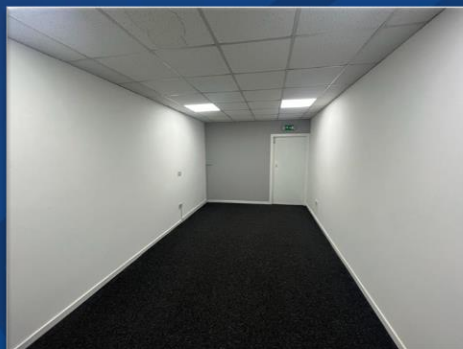
Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

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

### DESCRIPTION:

- Single ground floor retail premises forming part of larger blonde sandstone building
- Externally benefits from a modern aluminium framed shopfront with pedestrian access door, protected by an electrically operated security shutter
- Internally provides well-presented open plan accommodation to the front that connects with a kitchen tea-prep, storage space and WC to the rear.
- A suspended ceiling is found throughout incorporating LED lighting units



### AREA:

1055 sq ft/98 sq m or thereby net internal area.

### RATEABLE VALUE:

The subjects are entered in the Valuation Roll with a Rateable Value of £7,100.

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

### ENERGY RATING:

E

### RENT, LEASE DETAILS, PRICE ETC:

The subjects are available on the basis of a new FRI lease at a rent of £10,000 per annum

### VIEWING:

STRICTLY by appointment via the joint letting agents;

Agency Department  
01698 891 400  
[info@wbcsc.co.uk](mailto:info@wbcsc.co.uk)

Gregor Brown  
0141 212 0059  
[gb@gmbrown.co.uk](mailto:gb@gmbrown.co.uk)



REF: R617 Amended Oct 2023

### NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.