



# TO LET

## PRIME RETAIL UNIT

21 Cadzow Street, Hamilton, ML3 6EE

Busy retailing position

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Fully Refurbished retail premises

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100% rates relief, subject to status

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NIA 84.75 sqm (912 sq.ft)

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Rent £10,000 per annum.

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## LOCATION

The subjects are located on the southern side of Cadzow Street, one of the principal retailing thoroughfares within the heart of Hamilton town centre. Nearby occupiers are represented by a mix of retail and professional services including William Hill, Countrywide Estate Agents, Residence Estate Agents and Jade Palace.

Hamilton is located within the South Lanarkshire region approximately 12 miles south east of Glasgow. The town is well connected with easy access to the M74 providing ready road access to Glasgow and the surrounding towns.

The town also benefits from good public transport links with two railway stations serving the town.

## DESCRIPTION

The subjects comprise a fully refurbished double fronted glazed retail unit contained within the ground floor of a two storey mid terrace retail premises.

Internally, the premises provide a large open plan sales area to the front with storage staff accommodation located to the rear.

## FLOOR AREA

From measurements taken on site we calculate the property to have a Net Internal floor area of 84.7 sq.m (912 sq.ft).

## RATES

From the Scottish Assessors website we note the property to have a Rateable Value of £11,000. Under the Small Business Bonus Scheme the property would qualify for 100% Rates Relief, subject to occupiers status.

## RENT

Rental offers of £10,000 per annum, exclusive of VAT (if applicable) are invited on the basis of a new full repairing and insuring lease of a negotiable term.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal cost incurred with incoming tenants responsible for any LBTT incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Jacqueline Towie

01698 284939

Jacqueline.towie@dmhall.co.uk

## OR

Graeme Todd

0141 352 6411

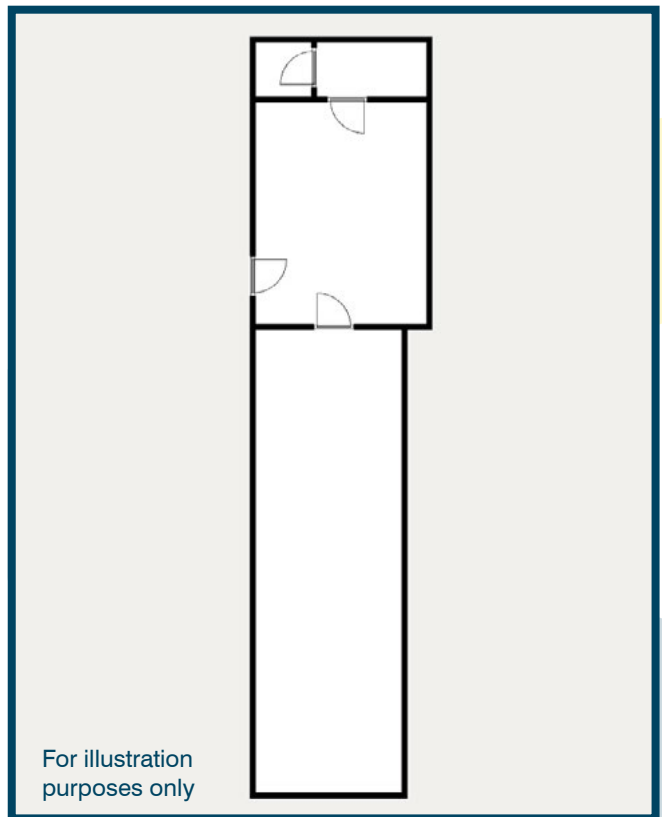
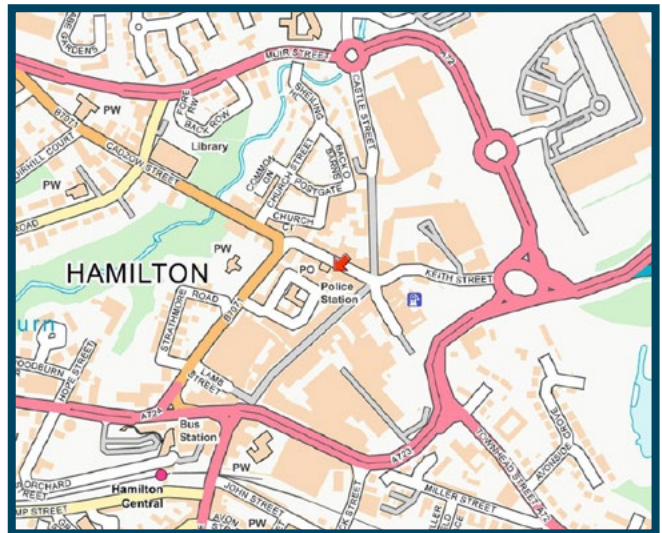
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## DATE OF PUBLICATION

November 2023

## REFERENCE

WSA2507



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