



TO LET

CLASS 1A RETAIL UNIT

88 Quarry Street, Hamilton, ML3 7AX

Attractive retail premises with excellent display frontage.

100% Rates Relief, subject to occupier status.

Recently refurbished.

Net internal area of 104.97 sq.m (1,130 sq. Ft)

Offers over £14,000 per annum are invited.

LOCATION

Quarry Street is a prime retail pitch within Hamilton town centre and the surrounding area provides retail accommodation on ground floor level with upper floors being primarily office/residential dwellings.

The subjects are located on the western side of Quarry Street with nearby occupiers represented by a mix of national and local retailers including Gilhoolie Coffee, Mega Amusements, McMenamin Opticians, and Barrhead Travel.

Hamilton is situated approximately 10 miles to the southeast of Glasgow city centre and is the main commercial and administrative hub for South Lanarkshire.

The town benefits from good transport links with the M74 motorway being readily accessible and good public transport links, with two railway stations one only a short walking distance from the subjects. The property is also afforded by a number of local bus routes.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

The subjects comprise a fully refurbished double fronted glazed retail unit contained within the ground floor mid terrace three-story tenement building, with residential flats occupying upper levels.

Internally, the premises comprise a modern, open plan sales area to the front with a small tea preparation area and toilet facilities located to the rear. Additionally a former safe room to the rear, due to prior use of a jewellers.

The premises also benefit from secure entry, incorporating four electric roller shutters behind a recessed entrance vestibule and delivery access to the rear.

ACCOMMODATION

According to our calculations the subject have a total net internal area of approximately 104.97 sq.m (1,130sq. Ft).

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £11,200.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant/tenant status.

LEASE TERMS

Offers in the region of £14,000 per annum are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

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

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

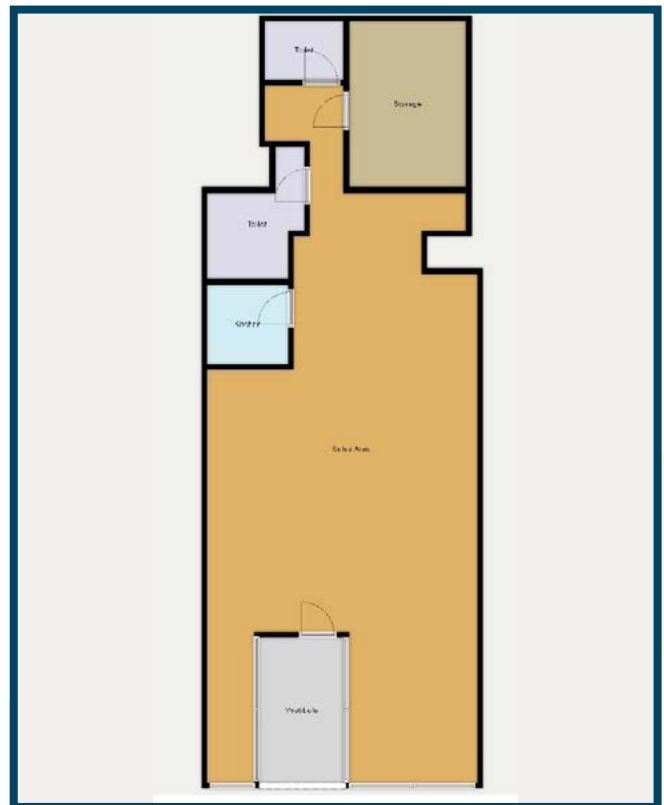
Each party to be responsible for their own legal costs incurred during the transaction.

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REFERENCE

WSA2240



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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