



## TO LET PROMINENT RETAIL / OFFICE PREMISES WITH PARKING

136 QUARRY STREET, HAMILTON, ML3 6QS

### 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 the west side of Quarry Street close to its intersection with Brandon Street /Duke Street and immediately next Hamilton Railway and Bus Station.

On-street parking is provided on the surrounding streets.

Nearby occupiers include Phoenix Tattoo, Remploy, William Hill, Ronzio Coffee House, Hamilton Dental Care.

### 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:

Mid-terraced retail / office premises arranged over ground floor and basement.

Externally benefits from a large double shopfront protected by an electric roller shutter.

Internally provides open-plan accommodation at ground floor level with front reception, open-plan space in the middle, two partitioned private offices / meeting rooms at the back.

A single staircase provides access to the lower ground floor which provides ideal storage space with male and female wc's as well as a kitchen tea-prep.

2 x covered parking spaces are provided to the rear.

Gas central heating provided throughout and suspended ceilings with integrated lighting.

## AREA:

Ground floor – 77.11sqm / 830sqft

Lower Ground – 37.57sqm / 404sqft

Total – 114.68 / 1234sqft

## RATEABLE VALUE: £7,300

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



**EPC RATING:** Available on request.

## PLANNING:

Class 1A

The property is well suited for office / clinic / salon / retail uses.

## RENT, LEASE DETAILS etc.:

The subjects are available on the basis of a new FRI lease at a rent of £14,000 per annum.

## VIEWING:

Strictly via the joint selling agents

Agency Department

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