



Whyte
& Barrie



TO LET – LICENSED CLASS 3 PREMISES

176 Quarry Street, Hamilton, ML3 6QR

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 north side of Quarry Street close to its junction with Brandon Street in the heart of Hamilton Town Centre

On-street parking is provided to the front of the subjects whilst Hamilton Railway and Bus Stations are a 2-minute walk away.

Nearby occupiers include Dominos Pizza, Cadzow Bakehouse, Ian Kenny Picture Framing, Burgur Grill, Salt & Chilli Oriental and Hamilton Dental Centre.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House

Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400

www.wbcs.co.uk

DESCRIPTION:

Ground floor Class 3 premises forming part of a larger tenement building.

Externally benefits from a double shopfront with central door all protected by manullay operated roller shutters.

Internally provides open-plan accommodation to the back, kitchen to the back complete with canopy and flue. Storage and WC's are found to the rear.

Mains supplies to gas, water and electricity are provided.

ACCOMMODATION

NIA 50.40 sq m / 543 sq ft

RATEABLE VALUE:

RV £5,600

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



ENERGY RATING:

Awaiting EPC

RENT, LEASE DETAILS ETC:

The subjects are available by way of a new FRI lease for a minimum term of 5 years at a rent of **£12,000 per annum.**

VIEWING & FURTHER INFORMATION:

STRICTLY by appointment via the joint letting agents;

Agency Department

Gregor Brown

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