



SHOP TO LET / MAY SELL

14 Quarry Place, Hamilton, ML3 7BB

LOCATION:

A mid terraced shop forming part of the pedestrianised Quarry Place shopping arcade which links Quarry Street to the New Cross Shopping Centre within the central retail and commercial core of Hamilton. The adjacent New Cross Centre incorporates one of the town's principal car parks and Hamilton Central railway station and bus terminus are in close proximity. Neighbouring and nearby occupiers include TSB, tattooist, Violet & Ivy, British Heart Foundation, pharmacy, barbers, Olly Bear, heel bar.

Hamilton has a residential population of around 45,000, an immediate catchment in excess of 100,000 and a greater catchment of 1.5 million within 15 miles.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Anodised full height display frontage with matching door to a full depth, open plan retail area with suspended ceiling incorporating LED lighting. Stairs to full height basement offering a generous sized room, kitchen and toilet with alternative access from an external service area to the rear.

AREA:

Ground
82.59 sq m 880 sq ft

Basement
73.60 sq m 792 sq ft

RATEABLE VALUE:

£7,600

Qualifying occupants should benefit from 100% rates relief under the Scottish Government's Small Business Relief Scheme and prospective tenants should satisfy themselves in this connection.



ENERGY RATING:

Awaiting EPC

RENT, LEASE DETAILS, SALE PRICE:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OF £10,000 per annum** excluding VAT and local rates.

Alternatively our client may consider disposing of their heritable interest with quoting information available on request.

VIEWING:

STRICTLY by appointment via the joint letting/selling agents.

Agency Department

01698 891 400

info@wbcs.co.uk

Gregor Brown

0141 212 0059

gb@gmbrown.co.uk



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