



FOR SALE

1ST FLOOR OFFICE / STUDIO ACCOMMODATION

7A GREEN STREET, STRATHAVEN, ML10 6LT

LOCATION:

With a population of in excess of 8,000, Strathaven is a former market town approximately 25 miles to the south-east of Glasgow, 6 miles to the south of Hamilton and a similar distance from East Kilbride. Located at the convergence of the A723, A726 and the A71, there are links throughout Lanarkshire, to Glasgow, Ayrshire and Edinburgh and to the M74 for the national motorway network (M77, M8 etc.)

More specifically the subject property is situated in the heart of Strathaven Town Centre on the west side of Green Street by its junction with Common Green and Lethame Road. On-street parking is provided.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Self-contained first floor office / studio accommodation. Dedicated access from street level where a single staircase provides access to accommodation. Previously used as a music school, the current setup provides 5 x decent sized rooms formed using stud partitions that can be changed to suit a prospective occupiers requirements.

The accommodation is complete with male and female WC's and a kitchen tea prep. Mains supplies to gas, electricity and water are provided.

AREA:

NIA – 89.74 SQ M / 966 SQ FT

RATEABLE VALUE:

£5,400

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

ENERGY RATING:

Available on request.



ASKING PRICE:

Offers over £65,000 are invited for our clients heritable interest with the benefit of vacant possession.

VIEWING:

STRICTLY by appointment via the joint letting agents;

Agency Department

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