



FOR SALE 1ST FLOOR SALON INVESTMENT

6 MUIR STREET, HAMILTON, ML3 6EP

LOCATION:

Hamilton lies approximately 12 miles south-east of Glasgow City Centre within the South Lanarkshire Local Authority Region.

More specifically the subjects are situated on the west side of Muir Street between its junctions with Montrose Crescent and Almada Street.

Convenient motorway links are provided with Junction 6 of the M74 just 1 mile east.

Hamilton West Railway Station is a 10-minute walk west whilst regular bus services operate on Almada Street.

Nearby occupiers include South Lanarkshire Council HQ, Hamilton Water Palace, Eataliano, CoVault, Leonardo's Italian.

HAMILTON OFFICE:

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

CONTACT US

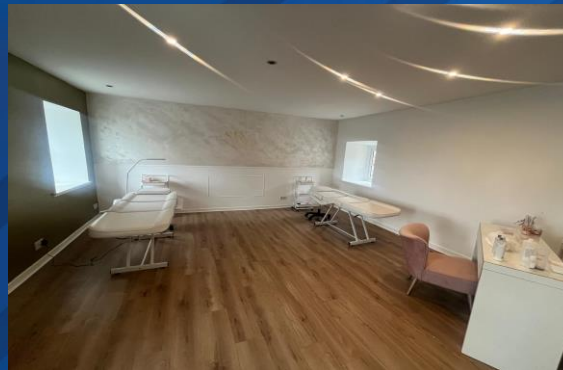
01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Self-contained 1st floor salon space fitted out to a very high standard by the current tenant.

Access is via Muir Street where an external rear staircase provides access to the 1st floor.

Internally provides main reception, private treatment room, large open plan room and a single WC.



AREA:

NIA 56.23 sq m / 605 sq ft

TENANCY INFORMATION:

Lashes by Kerry Ltd (SC711580)

4 year from November 2021

Tenant did not exercise their break in 2023.

Passing rent of £5,400 per annum.

ENERGY RATING:

Available on request.

PRICE:

Offers over £44,000 are invited for our clients heritable interest with the benefit of existing lease.

A purchase at this level reflects a NIY of 12.06 % after purchaser's costs.

VIEWING:

STRICTLY by appointment via the joint selling agents.

Agency Department

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REF: R634 Prepared June 2024

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