



TO LET - PROMINENT DOUBLE FRONTED RETAIL / OFFICE PREMISES WITH PARKING

138 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

DESCRIPTION:

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

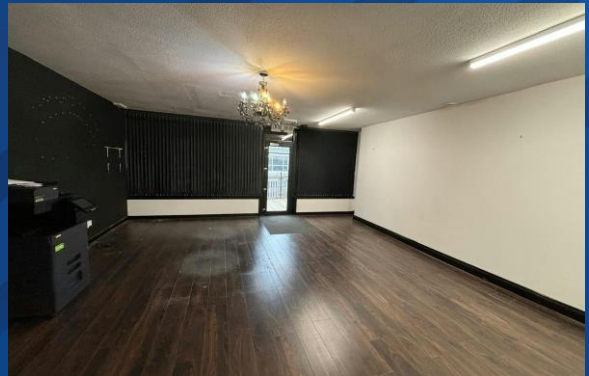
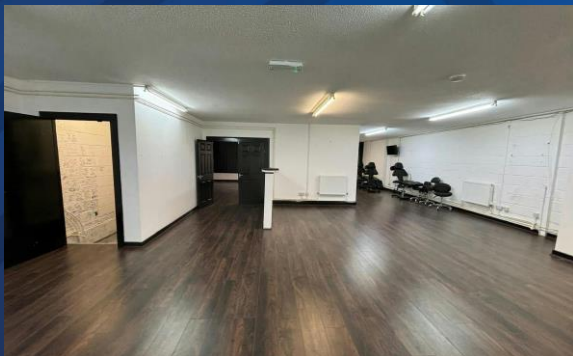
Externally benefits from two large shopfronts protected by electric roller shutters. Internally provides open-plan accommodation at ground floor.

A single staircase provides access to the lower ground floor with WC's as well as a kitchen tea-prep.

2 x covered parking spaces are provided to the rear.

AREA:

Ground – 142.42sqm / 1533sqft or thereby.
Upper level – 70.61sqm / 760sqft or thereby.
TOTAL – 213.03sqm / 2293sqft



RATEABLE VALUE: £13,000

Business rates of £6,474 are payable. For qualifying occupiers, 25% rates relief may be available under the Scottish Government's Small Business Bonus Relief Scheme. Prospective purchasers should confirm the position for themselves.

ENERGY RATING: Available on request.

PRICE :

The subjects are available on the basis of a new FRI lease at a rent of £18,000 per annum.

VIEWING:

Strictly by appointment via the joint letting agents -
Agency Department Gregor Brown

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REF: R641 Prepared September 2024

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