



## TO LET – PROMINENT FITTED CLASS 1A / CLINIC PREMISES

5 Gateside Street, Hamilton, ML3 7HT

### 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 east side of Gateside Street by its junction with Avon Street. Gateside Street is a distributor road for the southern neighbourhoods of Hamilton and forms part of the A723 to Strathaven.

The central railway station and bus terminus are within 300 metres and there is pay and display car parking in the immediate vicinity.

Nearby occupiers include Laurie Ross Insurance Brokers, Dominos Pizza, Pizza Hut, Kokki Sushi, Salt & Chilli Chinese Takeaway, Kilt & Suit Company and Igloo Estate Agents.

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

### DESCRIPTION:

Ground floor retail / clinic premises available for immediate occupation.

Externally benefits from a single shopfront with pedestrian door.

To the front a reception / waiting area is found with 3 x partitioned treatment rooms beyond as well as a WC.

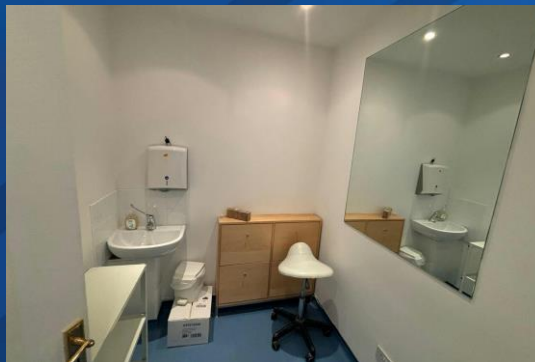
### AREA:

362 sq ft/33.63 sq m or thereby net internal area

### RATEABLE VALUE: 6,400

Business rates of £3,187.20 are payable. For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

### ENERGY RATING: Available on request



### RENT, LEASE DETAILS ETC:

The subjects are available on the basis of a new FRI lease at a rent of **£9,000 PA.**

### VIEWING:

STRICTLY by appointment via the joint letting agents –

Agency Department

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