



## FOR SALE - EXCELLENT OWNER-OCCUPIER / INVESTMENT OPPORTUNITY LOCATED WITHIN HAMILTON TOWN CENTRE

63A Clydesdale Street, Hamilton, ML3 0DD

### LOCATION:

The subjects are located within the heart of Hamilton Town Centre on the south side of Clydesdale Street (A72) opposite Hamilton Retail Park to the rear of a traditional office building.

Excellent access to public transport links are provided with Hamilton West Railway Station situated across the road whilst regular bus services operate on Clydesdale Street.

M74 motorway access is available 1.5 miles east via Junction 6 that connects with the M80 / M8 / M77 beyond.

Nearby occupiers include Park West Luxury Health & Beauty Spa, Alan Strachan Personal Training, Gaughan Builders, Allied Surveyors, South Lanarkshire Council HQ.

### 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:

Modern standalone office building which internally provides very well-presented accommodation throughout, comprising 3 x main rooms, WC facilities and kitchen tea prep.

Parking is provided to the front with outdoor garden space to the rear.

Currently let to 2 x tenants on flexible licence agreements producing a total rent of £8,040 per annum.

**RATEABLE VALUE:** £6,800

Business rates of £3,386.40 are payable. Some occupiers may be eligible to 100% rates relief under the Small Business Bonus Relief Scheme.



## AREA:

Total on ground level = 997sq ft / 92.62 sq m

## SALE PRICE:

Offers over **£92,500** are invited for our client's heritable interest. There will be **NO VAT** included in this transaction.

## VIEWING:

STRICTLY by appointment via the joint letting agents;

Agency Department

01698 891 400

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