



TO LET / FOR SALE
WELL-PRESENTED RETAIL / OFFICE PREMISES LOCATED
WITHIN THE HEART OF HAMILTON TOWN CENTRE

42 Campbell Street, Hamilton, ML3 6AS

LOCATION:

Hamilton is a sub-regional centre located approximately 11 miles south-east of Glasgow, 5 miles north of East Kilbride and 2 miles south of Motherwell. The town has a population of approximately 50,000 with a catchment of 350,000.

More specifically the subject property is situated within the heart of Hamilton town centre on the west side of Campbell Street and within 50m of Cadzow Street, one of the towns principal retail and commercial thoroughfares.

Hamilton Central Railway and Bus Stations are a 5 minute walk south.

Convenient motorway links are provided via J6 of the M7

Neighbouring occupiers include Shepherd Surveyors, Hamilton Police Station, Pad T'aye Hamilton, Juniors Play Café, Campbells Barbers, Elaine Compton Hair Design.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400

www.wbcs.co.uk

DESCRIPTION:

Modern ground floor, retail / office premises.
Externally benefits from 3 large display windows with pedestrian access door.
Internally provides bright, well-presented accommodation comprising main open-plan office, large training room, 2 private offices, tea prep, ambulant WC's complete with gas central heating.
On-street parking is provided.



AREA: 137.78 sq m/1,483 sq ft or thereby net internal area.

RATEABLE VALUE: £15,600

Business rates of £7,768.80 per annum are payable.

ENERGY RATING:

Upon enquiry.

RENT, LEASE, DETAILS ETC:

The subjects are available to rent or to buy at either -

- **RENTAL OFFERS OF £16,000 PER ANNUM**
- **OFFERS IN EXCESS OF £150,000**



VIEWING:

STRICTLY by appointment via the joint letting agents –

Agency Department

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NOTICE

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