

To Let/May Sell

Prominent Retail Unit

**100 Quarry Street,
Hamilton**



Location

Hamilton is located approximately 12 miles to the south-east of Glasgow with an estimated population in the region of 50,000 persons and a further catchment population in the region of 350,000.

The property is located on the north side of Hamilton's Quarry Street, close to its junction with New Cross. Occupiers within the immediate vicinity include McMenamin Opticians, Timpson, Mega Amusements and Baynes Bakers along with other national and local retailers.

Description

The property comprises a ground floor retail unit set within a three-storey building of stone construction. Internally the unit is comprehensively fitted out as a café which includes a walk in fridge and freezer

Upper floors are in residential use.

Accommodation

The unit is arranged over the ground floor and extends to the following approximate net internal floor areas:

Ground Floor	758 sqft	70.38sqm
Total Net Internal Area	758 sqft	70.38sqm

Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £10,000 per annum exclusive.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Class 1A (Retail) consent

Rating Liability

Rateable Value	£8,200
UBR (2024/25)	£0.498
Rates payable	£4,084 for current year

Please note the property may be eligible for full rates relief under the Small Business Bonus Scheme.

Viewings

All viewings and further information is via the sole letting agents.

Douglas Hogg, HSA Retail

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Subject to Contract

Date: August 2024

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50 metres

Experian Goad Plan Created: 28/08/2024
Created By: HSA Retail Limited



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