



# TO LET

## MORDERN CLASS 1A RETAIL UNIT

3 Allanton Gardens, Ferniegair, Hamilton, ML3

New Build Retail Unit, suitable for a variety of uses.

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Prominent roadside position.

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75% rates relief under the Small Business Bonus Scheme, subject status.

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Net internal area of 83.78sq.m (902 sq.ft).

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Rent £15,000 per annum, exclusive of VAT.

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## LOCATION

Allanton Gardens lies within the heart of Ferniegair area of Hamilton, an established residential area which has seen recent redevelopment of private residential homes.

The subjects are accessed off Carlisle Road (A72), the main thoroughfare connecting Hamilton Town Centre to the north and Larkhall to the South.

The surrounding area is a combination of commercial and residential properties. Local commercial occupiers include, Co-Op Food, Deli's Bruch Club, Hamilton Golf Club and Chatelherault Country Park.

Hamilton is situated approximately 10 miles to the southeast of Glasgow city centre and is the main commercial and administrative hub for South Lanarkshire.

The town benefits from good transport links with the M74 motorway being readily accessible and good public transport links, with Chatelherault railway station only a short walking distance to the north of the subjects.

The approximate location of the subjects is shown on the appended street plan.

## DESCRIPTION

The subjects comprise a new build, end terraced shop premises of brick construction, contained within a two-story mixed-use development, with retail premises on the ground floor and private residential homes on the upper floor.

The unit benefits from a large display window and is broadly rectangular in shape and awaits fit out.

The premises shares private car parking with the neighbouring retail operators.

## ACCOMODATION

According to our calculations the subjects have a total net internal area of 83.78 sq.m (902 sq.ft) or thereby.

## RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £12,100

The subjects benefit from 75% rates relief under the Small Business Bonus Scheme, subject to applicant status.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

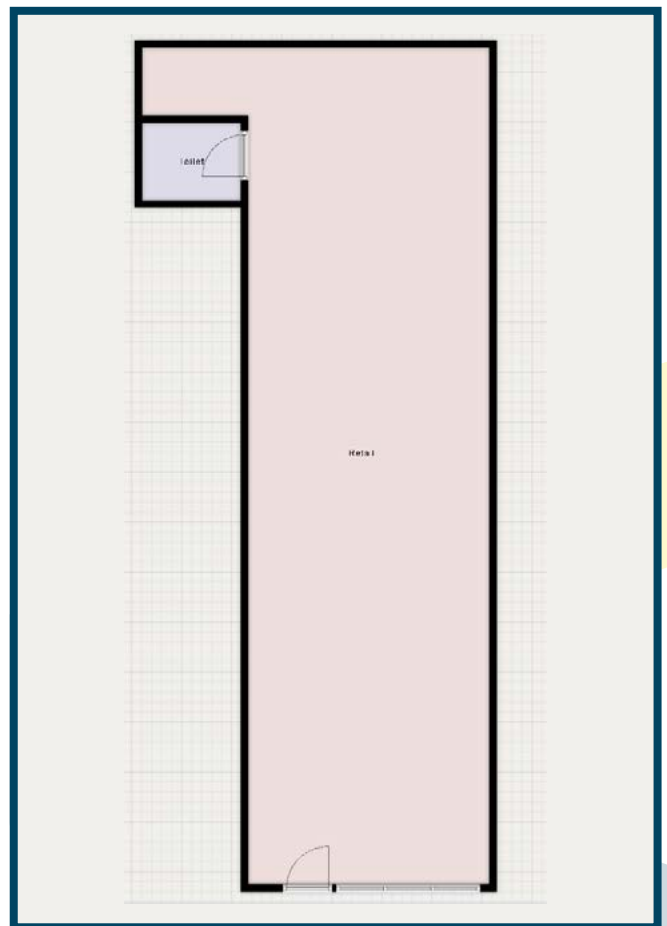
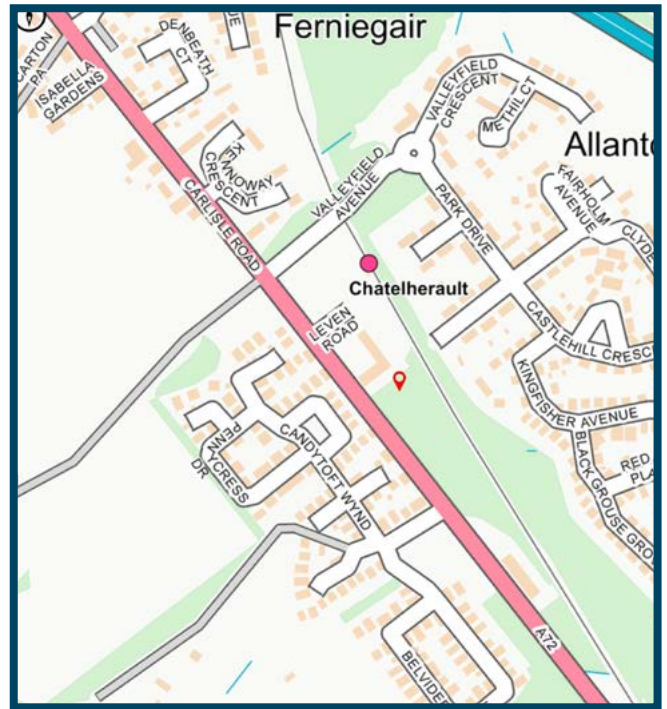
## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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