



SHOP/SALON/OFFICE TO LET

5 Lamb Street, Hamilton, ML3 6AH

LOCATION:

Only yards from Hamilton's New (or Top) Cross within the central retail and commercial core of the town. Lamb Street connects with pedestrianised Quarry Street and the nearby Regent Centre which provide the principal shopping areas in Hamilton. The New Cross Centre is opposite which incorporates one of the town's main car parks and both Hamilton Central railway station and bus terminus are in close proximity. Greggs is opposite and the remainder of the occupiers in Lamb Street are of a local, independent nature including Jilts public house, Coopers Coffees, Phone Doctor and Pauls & Zapatitos baby and childrenswear.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of the ground floor of a 2 storey terraced building.

The shop has undergone a complete refurbishment recently to include re-wiring, re-plumbing, re-lined walls, a new ceiling system incorporating LED lighting and new sanitary ware in the toilet.

Roller shutters protect the display window and entrance door which leads straight into the open plan retail area with toilet to the rear corner.



AREA:

306 sqft/28.44 sqm or thereby net internal area by our calculations

ENERGY RATING:

Awaiting EPC

RATEABLE VALUE:

£10,600

To qualifying occupiers, rates relief may be available under the Scottish Government's Small Business Relief Scheme and prospective tenants should make their own enquiries to satisfy themselves in this connection.

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £7,500** per annum exclusive of VAT and local rates.

We are informed VAT will not be payable in this instance

In the first instance all offers should be submitted to Mr Cameron of this office

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: R581 Prepared September 2022

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
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