



## FULLY REFURBISHED FIRST FLOOR OFFICE/STUDIO/SALON TO LET

1A Common Green Strathaven ML10 6AH

### LOCATION:

At the south eastern end of Common Green at the corner of Main Street. A Conservation Area, Common Green is the focal point of retail and commercial activity in Strathaven and the town centre amenities serve not only the increasing resident population but also the surrounding rural areas and there is also traditionally a high degree of tourism/day trippers.

With a population of in excess of 8,000, Strathaven is a former market town approximately 25 miles to the south east of Glasgow, 6 miles to the south of Hamilton and a similar distance from East Kilbride. Located at the convergence of the A723, A726 and the A71, there are links throughout Lanarkshire, to Glasgow, Ayrshire and Edinburgh and to the M74 for the national motorway network (M77, M8 etc.)

### 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:

Enjoying a splendid view of Common Green to the front, the property has been completely and sympathetically refurbished both externally and internally to include roof works, stone restoration, replacement sash and case, double glazed windows, rewiring, new voice and data trunking allowing tenant to cable to their specific IT requirements, LED lighting, re-plastered walls and ceilings (fully insulated) and new flooring. Separate access from Main Street to communal internal hall and stairway to landing then 2, open plan areas/offices which could be utilised for a variety of purposes. Within the attic floor there are refitted kitchen and break out area and toilet, shared with the ground floor shop.

## RATEABLE VALUE:

To be re-assessed for rating purposes

For qualifying occupiers, rates relief may be available under the Scottish Government's Small Business Bonus Relief Scheme. Prospective occupiers should confirm the position for themselves.

## ENERGY RATING: Awaiting EPC



## AREA:

369sqft/34.3 sq m or thereby net internal area plus 1.24 sqm/13 sqft walk in cupboard.

## RENT, LEASE DETAILS ETC:

A new lease is sought for a negotiable duration on standard, commercial, full repairing and insuring terms at **RENTAL OFFERS OF £7,500** per annum exclusive of VAT and local rates. We are informed by our client that there will be no VAT on the rental.

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

## VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



**REF: O326 Prepared April 2023**

## 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.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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