

# FORMER BAIRD'S DEPARTMENT STORE

1-5 DUKE STREET, HAMILTON, ML3 7DT

HERITABLE (FREEHOLD)

SUBSTANTIAL FORMER DEPARTMENT  
STORE FOR SALE





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- **Heritable (Freehold)**
- **Busy location**
- **Prominent corner position fronting Duke Street and Quarry Street**
- **Opportunity to develop a large hospitality business near Hamilton Central.**
- **Significant development potential (STP)**
- **Short distance from Hamilton Central station**
- **Excellent connectivity in close proximity to the M74**
- **GIA - 2,126 Sq M (22,869 Sq Ft)**
- **Offers in excess of £350,000, plus VAT if applicable**
- **[Google Street View Link](#)**

## LOCATION

Hamilton is a large town in South Lanarkshire which is situated approximately 10 miles south east of Glasgow and 37 miles south west of Edinburgh. The area is well supported by public transport with Hamilton Central and Hamilton West train stations providing regular services into Glasgow.

Baird's occupies a prominent corner position off Duke Street (A704) and Quarry Street with Hamilton Central 180 metres to the south west. The surrounding area is predominantly commercial with nearby occupiers including Costa, Greggs, Boots and New Look. The property is situated between the New Cross Shopping Centre and Regent Shopping Centre.

## DESCRIPTION & ACCOMMODATION

The property comprises a three storey former department store building.

**Ground Floor:** Disused open plan retail trading area.

**First Floor:** Disused open plan retail trading area.

**Second Floor:** Disused open plan retail trading area.



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## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	578	6,217
First	Trading	774	8,326
Second	Trading/Ancillary	774	8,326
<b>Total</b>		<b>2,126</b>	<b>22,869</b>

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

Heritable (Freehold).

## RATEABLE VALUE

2023 Rateable Value - £76,000

## EPC

G-108.

## PLANNING

The property is not listed nor situated within a conservation area.

Planning permission was granted in July 2018 (planning application number P/18/O287) for the change of use of the existing retail unit (Class 1) to a Public House (Sui Generis), Restaurant (Class 3) and Hotel (Class 7) but has since lapsed. Further details can be found on South Lanarkshire Council's website using the following link [link](#)



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## GUIDE PRICE

Offers in excess of £350,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings have already been removed from the property.

## VIEWINGS & TERMS

The property is currently closed so all formal viewings must be arranged through the joint selling agents Savills and CBRE.

Offers are invited for the benefit of our clients heritable (freehold) interest.



# CBRE

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