



TO LET - RETAIL/OFFICE PREMISES

91 Quarry Street, Hamilton, ML3 7AG

LOCATION:

Hamilton lies approximately 12 miles south-east of Glasgow City Centre within in the South Lanarkshire Local Authority Region.

More specifically the subjects are situated on Quarry Street, Hamilton's principle retailing street, home to a mix of national and local occupiers including include Specsavers, Baynes the Bakers, Mega Amusements, Salt Sushi, Timpson and Greggs.

On-street parking is provided within the vicinity as well as there being various pay and display car parks. Hamilton Train and Bus Station are a 5 minute walk south.

HAMILTON OFFICE:

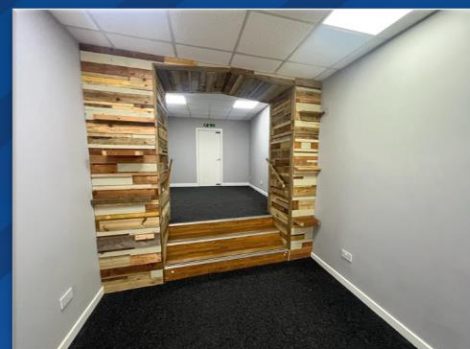
Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

- Single ground floor retail premises forming part of larger blonde sandstone building
- Externally benefits from a modern aluminium framed shopfront with pedestrian access door, protected by an electrically operated security shutter
- Internally provides well-presented open plan accommodation to the front that connects with a kitchen tea-prep, storage space and WC to the rear.
- A suspended ceiling is found throughout incorporating LED lighting units



AREA:

1055 sq ft/98 sq m or thereby net internal area.

RATEABLE VALUE:

The subjects are entered in the Valuation Roll with a Rateable Value of £7,100.

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY RATING: Awaiting EPC

RENT, LEASE DETAILS, PRICE ETC:

The subjects are available on the basis of a new FRI lease at a rent of £10,000 per annum

VIEWING:

STRICTLY by appointment via the joint letting agents;

Agency Department
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info@wbcs.co.uk

Gregor Brown
0141 212 0059
gb@gmbrown.co.uk



REF: R617 Amended Oct 2023

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