



TO LET RETAIL / OFFICE PREMISES

UNIT 4 RANKIN GAIT, HAMILTON STREET, CARLUKE, ML8 4AT

LOCATION:

With a resident population in the region of 13,000 and continuing to grow with a number of speculative residential developments throughout the town, Carlisle is approximately 15 miles from Glasgow and within 5 miles of Wishaw to the north west and a similar distance from Lanark to the south east.

The subjects are situated on the east side of Hamilton Street forming part of the Rankin Gait shopping centre, just a short distance west of its junction with High Street.

Dedicated car parking is provided to the rear as well as a large public car park.

Carlisle Railway Station is ½ a mile west whilst various bus services operate in the vicinity.

Neighbouring occupiers include Greggs, Dominos Pizza, Happy Feet Nursery, Capital Inn Chinese Takeaway, Chest Heart & Stroke Scotland and Scot Fresh.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Retail / office premises forming part of a larger retail parade arranged over ground and first floor level.

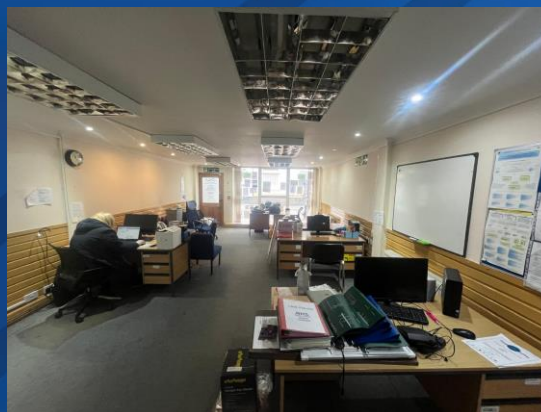
Externally benefits from a double shopfront with electric roller shutter.

The ground floor provides open-plan accommodation complete with ambulant WC and tea prep to the rear where a rear access door opens out to service yard / parking.

A single staircase provides access to the 1st floor where a large room is provided along with additional WC's.

AREAS:

NIA	sq m	sq ft
Ground Floor	58.86	634
First floor	37.90	408
Total	96.76	1,042



RATEABLE VALUE:

£5,800

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

ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of £8,500 per annum.

VIEWING:

STRICTLY by appointment via the joint selling agents

Agency Department Gregor Brown

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