



FOR SALE DEVELOPMENT OPPORTUNITY

THE SAFFRON HALL, 8B WINDMILL ROAD, HAMILTON, ML3 6LX

LOCATION:

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

More specifically the subjects are situated on the west side of Saffronhall Lane at its junction with Windmill Road within Hamilton town centre. The A72 is just around the corner that connects with Junction 6 of the M74 just 1.5 miles east.

On-street parking is provided on Saffronhall Lane as well as the surrounding streets. Hamilton West Railway Station is a 10-minute walk west whilst regular bus services operate on the A72 around the corner.

Nearby occupiers include South Lanarkshire Council HQ, Hamilton Water Palace, Eataliano, CoVault, Leonardo's Italian and Lidl.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Grade C listed traditional church building of red sandstone construction with pitched slate roof.

Ground floor provides main hall complete with WC's, kitchen.

A single staircase provides access to the first floor with large assembly space, and viewing gallery.

Mains supplies to gas, water and electricity provided.

AREA:

Ground Floor	249 sq m	2,680 sq ft
First Floor	174 sq m	1,873 sq ft
Total	423 sq m	4,553 sq ft

PLANNING:

The subject benefits from class 10 consent.

The property may be suitable for a variety of alternative uses, subject to planning, including residential, gym, dance school, venue as well as residential.

All planning queries should be made directly to South Lanarkshire Council Planning Department on 0303 123 1015.

RATEABLE VALUE:

The subject is currently rated at £14000.



EPC:

Available on request.

PRICE DETAILS:

Offers over £110,000 are invited for our clients heritable interest with the benefit of vacant possession.

VIEWING:

STRICTLY by appointment through the joint agents.

Agency Department

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