



Bothwell Medical Rooms



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FOR SALE

- BUSY MAIN ROAD
- INVESTMENT OPPORTUNITY
- SPACIOUS INTERIOR
- 711 SqFt (66 SqM)

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28 Hamilton Rd, Bothwell, Glasgow, G71 8NA

LOCATION

Bothwell is a thriving village located in South Lanarkshire, approximately 10 miles southeast of Glasgow. The property benefits from being situated on Hamilton Road, a busy thoroughfare, providing high visibility and easy access for both pedestrians and vehicles. The proximity to major transport links, including the M74 motorway, makes it an ideal location for businesses catering to local and nearby clients.

THE PROPERTY

This commercial property at 28 Hamilton Road, Bothwell, is a well-appointed medical and wellness centre. The ground floor space features multiple consultation rooms, a welcoming reception area, and modern toilet facilities, all designed to meet contemporary healthcare standards. The basement has a large open space fit for any type of business needs.

ACCOMMODATION

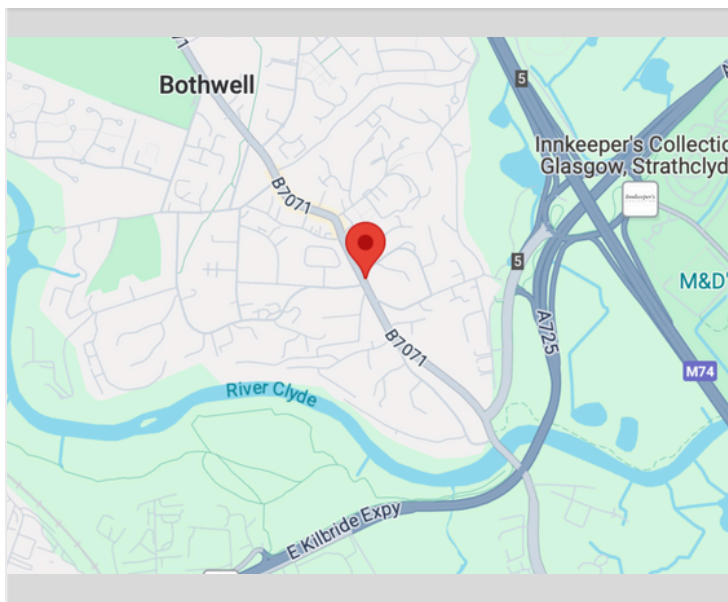
NIA	SqFt	SqM
BASEMENT	377	35
GROUND FLOOR	334	31
TOTAL	711	66

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

£5,200

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.



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FOR SALE

OFFERS OVER £160,000

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

For more information or to arrange a viewing please contact -

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