



Unit 1, 13 Keith Street, Hamilton, ML3 7BL

- Fully fitted public house
- Great opportunity for a hands on operator
- Close proximity to Hamilton Town Centre
- Extends to approximately 167 sq.m. (1,798 sq.ft.)
- Rental offers in excess of £25,000 per annum



LOCATION

Hamilton is the main Administrative Centre for the South Lanarkshire Council area and has a resident population of approximately 53,000 persons and a catchment of approximately 350,000.

The town is located approximately 15 miles to the south-east of Glasgow City Centre. Hamilton benefits from good motorway access via Junction 5 and 6 of the M74 motorway.

The subjects are located on the immediate outskirts of Hamilton Town Centre with Keith Street (B7071) forming part of a one way traffic management system through the town. The immediate and surrounding area is mixed-use in nature.

More specifically, the subjects occupy a prominent position on Keith Street, at its junction with Cadzow Street.

Nearby occupiers include Digital Nightclub, German Doner Kebab and Holiday Inn Express.

DESCRIPTION

The subjects comprise a ground floor public house forming part of a larger mixed-use building known as Hamilton Palace. Other businesses within the building include a gym, public house, nightclub and a function hall.

ACCOMMODATION SUMMARY

Public Accommodation

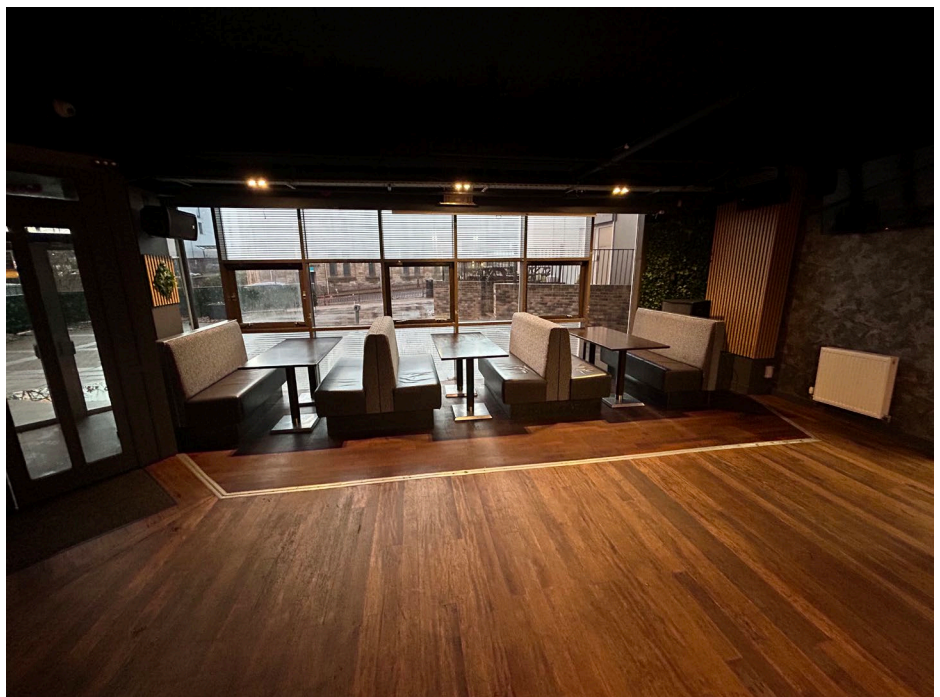
- Bar (approx. 40 covers)

Service areas

- Commercial kitchen
- Dishwash areas
- Stores

We understand the premises extends to the approximate gross internal floor area:

FLOOR	SQ.M.	SQ.FT.
Ground	167	1,798



TERMS

The premises are offered on a new Full Repairing and Insuring Lease of negotiable length at rental offers in excess £25,000 per annum.

LICENCE

The premises is Licensed under the Licensing (Scotland) Act 2005. Further details available from the agents.

RATING

The subjects are entered in the Valuation Roll with a rateable value of £28,000.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

EPC

An EPC has been prepared for the property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt any ingoing occupier will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



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