

## 24B Hamilton Street

, Carluke, ML8 4HA

**£500 Per month**

Formed on the ground floor over one level and situated in a central and busy location

The space would lend itself to a variety of uses such as retail, showroom, beautician, barbers etc.

Comprising a shop front, back office, kitchen and wc facilities.

Externally benefits from a large shop front with roller shutters to window and access door

The subjects are situated just off The High Street, with a good amount of footfall and parking.

Neighbouring occupiers include Hairdressers, Seamstress, Beauticians and Carluke Business Centre hosting a variety of local independent Companies.

The property is available on a new full repairing and insuring head lease for a negotiable term for £6000 p.a.

- Central Location
- Benefits from Window Shutters
- Modern Premises
- Ground Floor
- Kitchen and wc facilities



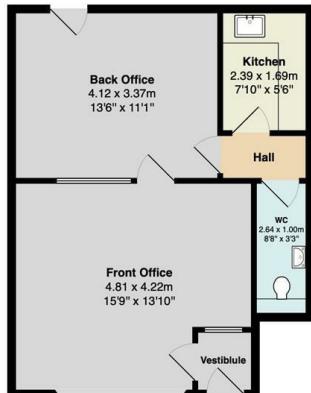
### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

24B Hamilton Street, Carluke



Total Area: 43.9 m<sup>2</sup> ... 473 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Area Map



## Energy Efficiency Graph



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