



SHOP TO LET/MAY SELL (with basement)

10 Quarry Place, Hamilton

REVISED RENT

LOCATION:

A mid terraced shop forming part of the pedestrianised Quarry Place shopping arcade which links Quarry Street to the New Cross Shopping Centre within the central retail and commercial core of Hamilton. The adjacent New Cross Centre incorporates one of the town's principal car parks and Hamilton Central railway station and bus terminus are in close proximity. Neighbouring and nearby occupiers include TSB, tattooist, Marie Curie, British Heart Foundation, Lloyds pharmacy, barbers, Kiddiewear, heel bar, furniture.

Hamilton has a residential population of around 45,000, an immediate catchment in excess of 100,000 and a greater catchment of 1.5 million within 15 miles.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Two roller shutters protect an anodised full height display frontage to open plan retail area with back shop store off and access to stairs for the basement. The full height basement provides spacious storage and has a kitchen/staff area with toilet off.

AREA:

55.92 sq m/602 sq ft net internal area ground floor.

61.13 sq m/658 sq ft gross internal area basement (incl kitchen and toilet)

RATEABLE VALUE:

£9,000

Qualifying occupants should benefit from 100% rates relief under the Scottish Government's Small Business Relief Scheme and prospective tenants should satisfy themselves in this connection.

ENERGY RATING: F



RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OF £8,000 per annum** excluding VAT, service charge and local rates.

We understand the most recent Service Charge was £108.65 plus VAT for a 6 month period and there is also provision in the lease for a 4% management charge.

Alternatively our client may consider a sale of the premises at £80,000.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R481 Amended May 2018

NOTICE

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