



OFFICE FOR SALE POTENTIAL FOR CONVERSION TO HOUSE

106 Hamilton Road, Motherwell

LOCATION:

On Hamilton Road, close to its junction with Douglas Street, recognised locally as the principal, traditional office location in Motherwell with a variety of occupiers including insurance agents, orthodontists, financial advisors, accountants, hotels and guest house. Motherwell Cross, the amenities and facilities of the town centre and Motherwell Railway Station are all within walking distance and principal bus routes operate on Hamilton Road which also offers access to Hamilton and the M74 at Junction 6 for Glasgow, the south and connections to the national motorway system (M73, M8 etc).

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

A handsome, semi-detached sandstone villa with front and rear gardens part of which are laid out as car parking.

Portico entrance porch to vestibule and hallway with stairs off to the first floor and access to the ground floor accommodation currently offering general office, waiting room, interview room, private office, kitchen and toilet. There is also a narrow stair off the rear hallway to a room above the kitchen utilised for storage. The principal curved stairway leads to the first floor landing off which there are 4 rooms and a toilet.

Gas central heating has been installed operating through a system of panel radiators supplemented by replacement double glazing.

Parking is provided within the front and rear gardens and there is room to extend this if necessary.

A number of former offices in Hamilton Road have been "re-converted" to residential use and the size and configuration of the lay out of this property lends itself to conversion to a generous family home within the catchment area of the popular Dalziel High School.

A small area of Japanese Knotweed has been identified in the side garden however this is being treated and managed by Messrs Klear Kut and their Report and Management Plan is available to prospective purchasers. A 5 year guarantee will be provided on completion of the works.



AREAS:

Ground floor	718 sq ft/66.7 sq m
Upper floor (above kitchen)	129 sq ft/12.01 sq m
First floor	<u>864 sq ft/80.27 sq m</u>
	1711 sq ft/158.98 sq m

RATEABLE VALUE: £13,400

The small business bonus scheme offers up to 100% rates relief and further details are available on the Scottish government website www.scotland.gov.uk under the heading Topics, Public Sector, Local Government, Local Government Finance then Non Domestic Rates.

ENERGY RATING: Awaiting EPC

PRICE:

OFFERS OVER £195,000

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

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

REF: O282 Prepared Aug 2018

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