



SHOP / OFFICE FOR SALE (MAY LEASE) FORMER CLINIC / SALON

3 Kemp Street, Hamilton

LOCATION:

On Kemp Street, only yards from the junction with Quarry Street to the south of Hamilton town centre. The convergence of Kemp Street/Quarry Street/Gateside Street forms a traditional secondary/tertiary trading area which has become popular with independent, niche or destination uses and neighbouring and nearby occupiers include dentist, Chinese restaurant, laundry service, barbers, hairdressers, bridal boutique, picture framer, Italian delicatessen, Igloo estate agent. Pay and display parking is available on Kemp Street and Hamilton Central railway station and bus terminus are nearby.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of the ground floor of a 3 storey sandstone tenement building at the corner of Kemp Street with Quarry Street.

Anodised full height display frontage with matching door all protected by lattice style roller shutters.

A former clinic/salon, the lay-out lends itself to a similar use again offering reception/waiting area with 3 treatment rooms partitioned off together with a kitchen and toilet. Alternatively, the space could be entirely open plan with the removal of the partitions to suit a variety of retail and office uses. A wet electric central heating system has been installed operating through a system of radiators.

AREA:

618 sq ft/57.38 sq ft or thereby net internal area.

RATEABLE VALUE: £9,600

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.



ENERGY RATING: Awaiting EPC

PRICE, RENT, LEASE DETAILS ETC:

OFFERS OVER £80,000 are invited.

Alternatively, our clients may consider a lease of the property on standard, commercial, full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OF £9,000 per annum exclusive of VAT and local rates.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R516 Prepared Feb 2019

NOTICE

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