



## SHOP FOR SALE / MAY LEASE WITH FIRST FLOOR OFFICE / STORE

3 Quarry Place, Hamilton

### LOCATION:

End terraced, double fronted shop forming part of the pedestrianised Quarry Place shopping arcade which links Quarry Street to the New Cross Shopping Centre within the central and commercial retail 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 a short, level walk away. Neighbouring and nearby occupiers include barber, heel bar, furniture, Lloyds pharmacy, British Heart Foundation, hairdresser, tattooist, Lloyds TSB.

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](http://www.wbcs.co.uk)



## DESCRIPTION:

8.7 m/28ft 6 ins double frontage of 2x anodised display windows with matching central entrance door. A manual roller shutter protects the door and there are electric roller shutters over both windows.

Open plan retail area with acoustic tiled ceiling system incorporating recessed lighting supplemented by spotlights in the display windows.

Stairs lead to the upper floor, again on open plan, providing office and storage facilities with tea preparation area and toilet off.

## AREA:

446 sq ft/41.42 sq m or thereby net internal area to the ground floor.

331 sq ft/30.75 sq m or thereby net internal area to the first floor.

**RATEABLE VALUE:** £8,200

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:** G

**PRICE:**

**OFFERS OF £75,000 are invited.**

Alternatively, our clients may consider a lease on standard, commercial, full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OF £7,500 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: R514 Prepared Jan 2019**

## NOTICE

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