



SHOP TO LET

68 Cadzow Street, Hamilton

LOCATION:

On Cadzow Street, one of the principal thoroughfares within the central retail and commercial area of Hamilton. Pay and display car parking is available nearby in Campbell Street and Church Street and the pedestrianised town centre shopping area, the Town Square and the central railway and bus stations are all within walking distance. Neighbouring and nearby occupiers include L&H dental care, XL tax accountants, Happy Lets residential letting agents, Lanarkshire Hearing Centre.

HAMILTON OFFICE:

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

CONTACT US

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DESCRIPTION:

Part of a terraced, two storey property clearly visible to traffic travelling from Leechlee Road and in a busy location of predominantly independent businesses.

Roller shutter to recessed, glazed entrance door to open plan retail area with display window protected by an internal, electric roller shutter.

There is a private office partitioned off to the rear of the front shop and steps up to the rear offering tea preparation area and toilet.

AREA:

29.36 sq m/316 sq ft or thereby net internal area.



RATEABLE VALUE: £4,950

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

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OVER £5,000 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: R517 Prepared March 2019

NOTICE

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