



SHOP TO LET

6 Quarry Place, Hamilton

LOCATION:

A mid terraced shop forming part of the pedestrianised Quarry Place shopping arcade which links Quarry Street to the New Cross 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 a level walk away. Neighbouring and nearby occupiers include TSB, tattooist, hairdresser, Marie Curie, British Heart Foundation, Lloyds pharmacy, barbers, heel bar, furniture.

HAMILTON OFFICE:

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DESCRIPTION:

Roller shutters protect an aluminium framed frontage of twin display windows and central double doors to retail area with back shop currently partitioned off and large store beyond with toilet. There is access to a communal loading area to the rear, accessed from Campbell Street.

AREA:

713 sq ft/66.24 sq m or thereby net internal area

RATEABLE VALUE:

The shop previously was part of a larger property which has been sub-divided and, consequently, will require to be revalued for rating purposes.



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

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration.

RENTAL OFFERS OVER £8,000 per annum are invited 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 with Whyte & Barrie as agents.



REF: R520 Prepared April 2019

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