



OFFICE FOR SALE - POTENTIAL FOR RESIDENTIAL CONVERSION (POSSIBILITY OF PURCHASING THE ADJOINING SEMI ALSO)

63 Clydesdale Street, Hamilton, ML3 0DD

LOCATION:

On Clydesdale Street, part of the one way traffic system to the west of Hamilton town centre, in a mixed residential and commercial area of the town.

Opposite Hamilton West railway station and Hamilton Retail Park other principal occupiers in the area include Hamilton Sheriff Court and South Lanarkshire Council headquarters. Neighbouring uses include beauty, fitness, spa, offices and residential.

The local road network offers access throughout Hamilton and links to the M74 at Junction 5 and 6, thereafter to Glasgow, the south and the national motorway network (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 semi detached, two storey and attic traditional stone building with two storey rear projection and car parking provisions to front and rear. Electric central heating has been installed supplemented by replacement double glazing to the majority of the windows and the internal lay-out is as follows: -

Ground floor

Entrance vestibule and hallway with stairway off to the upper floor, reception/general office, private office/meeting room, storage cupboard and kitchen to the rear.

First floor

Large office the full depth of the building and private office with male and female toilets located off the half landing.

Attic

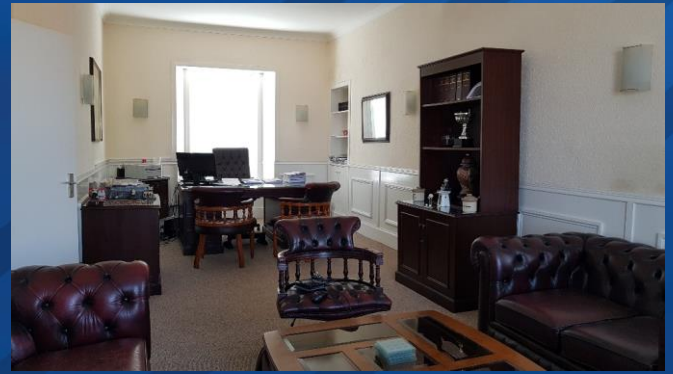
Single, open plan room.

AREAS:

Description	Area (sq m)	Area sq ft
Ground floor	44.24	476
First floor	40.22	433
Attic	22.34	251
Total	107.80	1160

RATEABLE VALUE: £9,900

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:

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PRICE: OFFERS OVER £195,000 are invited.

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

Our client also owns the adjoining semi detached property, 61 Clydesdale Street, and would consider selling both together by separate negotiation. Number 61 is 1183 sq ft/109.83 sq m over 2 storeys and attic and offers 5 rooms, kitchen, bathroom and separate toilet plus a single attic room primarily utilised for storage. This property is leased as a beauty salon until April 2020 at an annual rent of £15,000. Purchase of the two properties together would provide the purchaser with complete control of the building and associated site.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

REF: O287 Prepared April 2019

NOTICE

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