



TO LET - STUNNING RETAIL UNIT

108 Cadzow Street, Hamilton, ML3 6HP

LOCATION:

Fronting Cadzow Street, one of Hamilton's busy main distributor roads and locally recognised as a prime location within the town. The facilities and amenities of Hamilton town centre are an easy walk along Cadzow Street to pedestrianised Quarry Street, Regent Centre and the New Town Square. The Town Hall, library and Registrar's Office are nearby and surrounding occupiers include hairdressers, solicitors, insurance brokers, veterinary surgeon, funeral director, Rocca Restaurant. There are two pay and display car parks in the immediate vicinity, one off Auchingramont Road and one off Lower Auchingramont Road and there is also pay and display on street parking immediately to the front of the property on Cadzow Street.

The local road network offers access throughout Hamilton and connections to Junction 5 and 6 of the M74 for 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 stunning refurbishment and re-modelling of part of the ground floor of an imposing, traditional 2 storey and attic over basement stone built property in an historic area of Hamilton.

Comprehensively upgraded, this unique property boasts a replacement bay windowed display frontage with bespoke, decorative security gate and recessed door to the retail area which features purpose built, dado height display facilities and concealed storage with a glazed partitioned office to the rear corner. Formerly a bank, the safe door has been retained and now offers access to the rear area with tea preparation area, ladies/disabled and gents toilets plus spacious office and workshop beyond.

Rewired and re-plumbed, gas central heating has been installed and there is a security alarm.

Most recently a watchmakers, the premises could suit a variety of retail, office or salon purposes and the quality of finish and extensive space can only be appreciated by internal viewing.

AREA:

1130 sq ft/105 sq m or thereby net internal area.



RATEABLE VALUE: £7,100

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

ENERGY RATING: F

PRICE: A new lease is sought on standard full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £14,000** per annum exclusive of VAT and local rates.

We are informed VAT will not be charged on the rental in this transaction.

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

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

REF: R549 Prepared November 2020

NOTICE

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