



FORMER CONVENIENCE STORE / SUIT OTHER USES - LEASE AVAILABLE

Unit 1, 1 Technology Avenue, Blantyre, G72 0HT

LOCATION:

Part of a neighbourhood development at the corner of Technology Avenue and Livingstone Boulevard at the principal entrance to Hamilton International Technology Park on the western fringe of Hamilton. Customer parking is provided around the development and other occupiers include SmilesScene dentist, Tim Hortons, Greggs, Lloyds pharmacy and Barnehage Nursery. Amongst the recognisable occupiers of the park are Lanarkshire Campus, University of the West of Scotland, Scottish Power, South Lanarkshire Council, HSBC, First Direct, Babcock.

Hamilton International Technology Park is off Hillhouse Road a major distributor road which also connects Hamilton to the A725, East Kilbride Expressway nearby for East Kilbride, Glasgow and M74.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Fronting one of the carparks of the development, a corner unit, formerly a Day Today licensed convenience store but with potential for a variety of other retail or Class 2 office uses. Full height display frontage protected by a remote controlled roller shutter, open plan retail area with back shop and toilet together with a retractable metal ladder to mezzanine storage area. The shop is available fully fitted and equipped as a licensed convenience store, as seen, or vacant with the equipment removed.

AREAS:

799 sq ft/74.2 sq m net internal area to the ground floor.

230 sq ft/21.37 sq m net internal area mezzanine storage.

RATEABLE VALUE: £18,800

ENERGY RATING: Awaiting EPC



RENT, LEASE DETAILS ETC:

Our client is the tenant under a lease expiring at 12/4/2028 at a **current rental of £14,820** per annum exclusive of VAT, service charge and local rates.

OFFERS ARE INVITED for an assignation of the lease or a sub-lease.

The existing equipment and fittings are available by separate negotiation.

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: R548 Prepared October 2020

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
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