



SHOP TO LET

FORMER SALON, COULD SUIT A VARIETY OF USES

65, Swisscot Avenue, Hamilton, ML3 8DP

LOCATION:

Within an extensive area of predominantly local authority housing towards the southern outskirts of Hamilton. Swisscot Avenue is a busy distributor road between Neilsland Road and Meikle Earnock Road and there are bus stops in both directions nearby, one immediately to the front of the shop. One of a terrace of three, the other shops are a hot food takeaway – Village Spice - and a Premier convenience store. There is an extensive pavement area to the front with ample opportunity for parking and loading/parking area to the rear of the terrace.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

End terraced single storey "lock up" style shop in a terrace of 3 with an extended pavement area to the front and access for loading and parking to the rear.

Roller shutters protect the frontage of display window and door to an open plan salon/retail area with toilet off to the rear.

A hairdressing salon for many years, the shop could be utilised for a variety of purposes.

AREA :

406 sqft/37.72 sqm or thereby net internal area by our calculations.

RATEABLE VALUE: £4,350

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: Awaiting EPC

RENT, LEASE DETAILS ETC.:

RENTAL OFFERS OVER £7,500 per annum are invited. We are advised by our client that VAT will not be chargeable on the rent in this instance.

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

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: R551 Prepared November 2020

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