



OFFICE/STUDIO/SALON TO LET

6 Muir Street, Hamilton

LOCATION:

On Muir Street, close to the roundabout junction with Almada Street and Bothwell Road to the north west of Hamilton town centre. The Procurator Fiscal's office and the Job Centre are nearby and immediate neighbours include hair and beauty, hot food takeaway, sandwich shop and accountant's office. There are bus stops for both directions on Muir Street and Junctions 5 and 6, M74 are easily reached via Bothwell Road and Muir Street respectively for Glasgow 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:

Part of the first floor of a 2 storey building fronting Muir Street. Access is via a shared close and exclusive stair to entrance door and hallway off which there are private office/treatment room, larger open plan room, toilet and store. Replacement double glazing has been installed throughout.

The property may suit a variety of uses including office, salon, studio etc.



AREA:

439 sq ft/ 40.79 sq m or thereby net internal area.

RATEABLE VALUE:

£5,085

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:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OF £5,500** per annum.

We are informed by our clients that VAT will not be charged on the rent in this instance.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: O311 Prepared July 2021

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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