



## SHOP TO LET (with basement)

18 Quarry Place, Hamilton ML3 7BB

### LOCATION:

A mid terraced shop forming part of the pedestrianised Quarry Place shopping arcade which links Quarry Street to the New Cross Shopping Centre within the central retail and commercial core of Hamilton. The adjacent New Cross Centre incorporates one of the town's principal car parks and Hamilton Central railway station and bus terminus are in close proximity. Neighbouring and nearby occupiers include TSB, tattooist, Marie Curie, British Heart Foundation, pharmacy, barbers, Olly Bear, heel bar.

Hamilton has a residential population of around 45,000, an immediate catchment in excess of 100,000 and a greater catchment of 1.5 million within 15 miles.

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

### DESCRIPTION:

Anodised full height display frontage with matching door to a full depth, open plan retail area with new suspended ceiling incorporating LED lighting. Stairs to full height basement offering a generous sized room, kitchen and toilet with alternative access from an external service area to the rear.

### AREA:

69.4 sqm/747 sq ft net internal area ground floor.

61.3 sqm/660 sqft net internal area basement

### RATEABLE VALUE:

£10,600

Qualifying occupants should benefit from 100% rates relief under the Scottish Government's Small Business Relief Scheme and prospective tenants should satisfy themselves in this connection.



### 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 £10,000 per annum** excluding VAT, service charge and local rates.

We understand average service charge (including insurance) over the last 3 years has been £900 per annum and there is also provision in the lease for a 4% management charge.

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

### VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R562 Prepared August 2021

### NOTICE

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