



FOR SALE (MAY LEASE) CLASS 2 OFFICE / SHOP

4 Stewart Street, Burnbank, Hamilton, ML3 0RJ

LOCATION:

Prominently positioned at the corner of Glasgow Road and Stewart Street fronting the roundabout junction of Glasgow Road with Purdie Street. Parking is available within the cul-de-sac of Stewart Street and lay by style parking is provided on Glasgow Road. The surrounding area displays a variety of uses including primary school, traditional and modern housing whilst neighbouring and nearby occupiers include hair and beauty, convenience store, barbers, hot food takeaways.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Prominent, double fronted property, part of the ground floor of a two storey corner tenement directly overlooking a busy roundabout.

3 x electric roller shutters to the twin display windows and matching, recessed door to main reception/sales area, private office, kitchen and rear area with toilet and third office beyond. Gas central heating is installed.

Currently an estate agency within planning use Class 2, the property could suit a variety of office, salon or retail purposes subject to the relevant local authority consents.

AREA:

720 sq ft/66.85 sq m or thereby net internal area

RATEABLE VALUE: £4,700

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



PRICE, RENT, LEASE TERMS ETC:

OFFERS OVER £ 55,000 are invited.

Alternatively, our clients may consider a lease of the property on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £5,500 per annum**

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

VIEWING:

STRICTLY by appointment with Whyte & Barrie as agents.



REF: R564 Prepared October 2021

NOTICE

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