



TO LET SALON/SHOP/OFFICE

8 Muir Street, Hamilton, ML3 6EP

LOCATION:

Fronting Muir Street, a busy thoroughfare to the north west of Hamilton town centre, close to the junction with Almada Street and Bothwell Road.

Pay and display parking is available on nearby Cadzow Street and Guthrie Street.

Immediately surrounding occupiers include chartered accountant, sandwich bar, hair and make-up, pizza takeaway and Chinese takeaway and Lidl, Procurator Fiscal's office and Job Centre are nearby.

The local road network provides access throughout Hamilton and to both J5 and J6, M74 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:

Mid – terraced, ground floor shop forming part of a 2 storey terraced building fronting busy Muir Street. 3 x electric roller shutters protect the double windowed frontage with a glazed central door to open plan retail area with toilet and staff area/kitchen to the rear. Most recently a hairdressing salon, the property could suit continued use as a salon, retail or office use.



AREA:

320 sqft/29.66 sqm front shop and 92 sqft/ 8.83 sqm staff/kitchen or thereby net internal area by our calculations.

ENERGY RATING:

Awaiting EPC

RATEABLE VALUE:

£9,800

To qualifying occupiers, rates relief may be available under the Scottish Government's Small Business Relief Scheme and prospective tenants should make their own enquiries to satisfy themselves in this connection.

PRICE, RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OVER £6,000 per annum exclusive of VAT and local rates.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: R567 Prepared December2021

NOTICE

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