



RARE OPPORTUNITY

INVESTMENT YIELDING £39,180 WHEN FULLY LET
WITH FUTURE RESIDENTIAL REDEVELOPMENT POTENTIAL

14-18 Hadow Street and 20 Avon Street Hamilton

Part of a corner tenement building at the junction of Hadow Street and Avon Street, a short distance to the south of Hamilton town centre. Cadzow Parish Church is immediately adjacent and the surrounding area displays a mixture of uses including ecclesiastical, commercial, industrial and residential.

Parking is provided to the rear and on street, pay and display parking is available on Avon Street and other streets in the vicinity. Hamilton Central railway station and bus terminus are nearby and there are easy links to Junction 6, M74 for Glasgow, the south and the national motorway network (M73, M8 etc.)

Hamilton is approximately 11 miles to the south east of Glasgow and is the main commercial and administrative centre for South Lanarkshire with a population of approximately 50,000.

HAMILTON OFFICE:

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A multi-let investment within a 2 storey sandstone tenement, 14 Haddow Street and 20 Avon Street form a retail unit on the corner of the building and the remainder of the office units are accessed from two common closes, 16 and 18, Haddow Street.

Converted from residential flats, the office suites are a variety of sizes, from 1 to 3 rooms, and by our calculations the total areas are 1804 sqft/167.56 sqm to the ground floor and 1760 sqft/ 163.49 sqm to the first floor.

Most of the units benefit from gas central heating supplemented by replacement upvc double glazing and have their own toilet but there are toilets within the common close for those which do not.

The landlord has a formal agreement with the adjacent Cadzow Parish Church to access the car park to the rear through the church's car park and to utilise 4 of the church's parking spaces during business hours. In return, outwith business hours the church is permitted to use the our client's car park.

The shop and suites are all let on informal, internal repairing and insuring agreements (rent includes buildings insurance contribution) requiring one month's notice to quit. Deposits are held against most of the suites and rent is paid monthly in advance by standing order.

The majority of the occupiers have been in the building beyond a one year licence period and some for a number of years as evidenced in the tenancy schedule below.

The landlord also owned the remainder of the tenement on Avon Street, which was also split into office suites, and converted the building (including part of the attic) to residential flats before selling them individually. He believes a similar conversion of the building for sale is possible, creating 10 flats.

OFFERS OVER £ 325,000 are invited

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

Viewing is STRICTLY by appointment through ourselves as agents.

ADDRESS	TENANT	ANNUAL RENT	COMMENTS
16a Ground Left Haddow Street	GF Work Placement	£2160	Since November 2016
16B Ground Right Haddow Street	Vacant	£2160	Vacant
16 First Floor Left Haddow Street	Peter Mooney	£4200	Since July 2019
16 First Floor Right Haddow Street	Kenneth Tait	£6600	No Deposit Pre 2006
20 Avon Street and 14 Haddow Street	Agnes Trum	£6000	From February 2022
18 First Floor Right Haddow Street	Kathryn Moore	£4200	Since April 2016
18 First Floor Left Haddow Street	Sharon Taylor	£5100	Since May 2018
18 Ground Left Haddow Street	Abode Architects	£4200	Since March 2021
18a Ground Right Haddow Street	Flowers by Michelle	£2160	Since July 2020
18B Ground Right Haddow Street	Vincent McGuire	£2400	Since October 2020
		£39,180	



REF: O315 Prepared December 2021

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