



SHOP / SALON / OFFICE TO LET

13 Keith Street, Hamilton, ML3 7BL

LOCATION:

Fronting Keith Street, to the west of the traditional town centre. Part of a much larger development (formerly The Palace), the remainder of which is occupied by a club, Roc, Bar Zero and a restaurant. The Holiday Inn Express is nearby together with the VUE cinema development which incorporates Next, Boots, Nandos and JD Sports. There is also a bus stop immediately outside the premises and Keith Street leads to the principal roundabout at the southern entrance to Hamilton for access throughout the town, to Motherwell via the A723 and to the M74, Junction 6, for Glasgow and the South.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
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DESCRIPTION:

Part of the former Palace development which is about to undergo a complete external face lift – visual shown. The retail unit will have an exclusive entrance to open plan space providing a “blank canvas” for the new tenant to fit-out to their own specifications for their purpose. An accessible toilet has been installed by the landlord.

AREA:

71 sq m/764 sq ft or thereby gross internal area (provided by the architect).

RATEABLE VALUE:

To be re-assessed on completion.

ENERGY RATING:

Awaiting EPC

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial full repairing and insuring terms for a negotiable period at **£8,000** per annum exclusive of VAT, service charge and local rates.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



REF: R535 Prepared January 2020

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