



## OFFICE / SALON / STUDIO FOR SALE / MAY LEASE

66A Victoria Street, Blantyre, G72 0BS

### LOCATION:

To the south west of the main retail and commercial activity on Glasgow Road, Victoria Street is a distributor road to a densely populated residential area and connects to Main Street, High Blantyre. The adjoining shop is occupied by Boots Pharmacy and there is a convenience store beyond that whilst Blantyre Health Centre, Auchinraith Primary School and Calderside Academy are nearby. Blantyre itself is to the north west of Hamilton, within 12 miles of Glasgow and enjoys local road connections to the A725, East Kilbride Expressway, and M74 for the south and national motorway connections M73, M8 etc.

### 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:

The right hand side and full first floor of a non-symmetrical semi-detached one storey and attic building with extended pavement to the front and vehicular access at the right hand gable to rear parking.

Roller shutter to main entrance, vestibule, open plan public area with security counter to staff area/servery, 2 private offices and disabled toilet all to the ground floor with 3 offices, kitchen and male and female toilets to the first floor. Refurbished internally, gas central heating is installed supplemented by replacement double glazing and the property has been re-decorated and re-carpeted.

## AREAS:

786 sq ft/73.06 sq net internal area to the ground floor.

744 sq ft/69.13 sq m net internal area to the upper floor

**RATEABLE VALUE:** £8,900

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

**ENERGY RATING:** Awaiting EPC



## PRICE, RENT, LEASE DETAILS ETC:

**OFFERS OVER £90,000** are invited.

Alternatively, our clients may consider a lease of the subjects at **RENTAL OFFERS OF £10,000** per annum (exclusive of VAT and local rates) for a negotiable duration on standard, commercial, full repairing and insuring terms.

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

## VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



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**REF: R538 Prepared March 2020**

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## NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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