



CLASS 2 OFFICE / SHOP TO LET

71 Cadzow Street, Hamilton, ML3 6DZ

LOCATION:

On the southern side of Cadzow Street, one of the principal retail and commercial thoroughfares in the central core of Hamilton. Hamilton is a sub-regional centre located approximately 11 miles south east of Glasgow, 5 miles from East Kilbride, 2 miles south of Motherwell and enjoys a strategic location adjacent to Junction 6 of the M74. With a resident population of approximately 50,000, there is an estimated catchment of 350,000 within 6 miles/ 10 kilometres.

Neighbouring and nearby occupiers include music shop, former Clydesdale Bank being converted to restaurant, hair and beauty, Il Capriccio restaurant, accountant, dentist. Pay and display on street parking is available on Cadzow Street and there are a number of public car parks nearby.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of the ground floor of a two storey terraced tenement fronting directly on to Cadzow Street.

Formerly two shops, now converted to one, the frontage has 3 display windows and entrance door to reception area with sales area off and private office beyond whilst there is a staff kitchen and toilet to the rear. Freshly decorated and re-carpeted, the shop/office could be occupied with the minimum of effort

AREA:

565 sq ft/52.47 sq m or thereby net internal area.

RATEABLE VALUE: £9,000

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

ENERGY RATING: Awaiting EPC



RENT, LEASE DETAILS ETC:

A new lease is sought on internal repairing and insuring terms for a negotiable duration at RENTAL OFFERS OF £10,500 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 Whyte & Barrie as agents.



REF: R548 Prepared October 2020

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