



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

178 Quarry Street, Hamilton ML3 6QR

### LOCATION:

Fronting the upper part of Quarry Street, close to the junction with Gateside Street to the south of Hamilton town centre. A traditional secondary/tertiary area which has become popular with independent, niche or destination uses, neighbouring and nearby occupiers include chiropodist, tattooist, hairdresser, Italian delicatessen, picture framer, barber and Igloo estate agent. Hamilton's central railway station and bus terminus are nearby.

### 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:

Part of the ground floor of a traditional 3 storey sandstone tenement building with commercial and retail uses to the ground floor and flatted dwellings above.

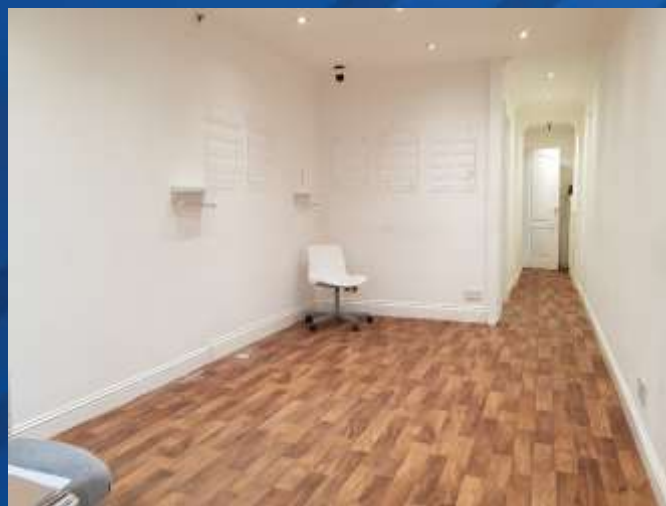
Display window with roller shutter and recessed doorway to reception/retail area with private office/treatment room partitioned off and toilet to the rear.

The property could suit a variety of retail uses or office subject to the relevant local authority consents.

## AREA:

240 sq ft/22.3 sq m or thereby net internal area.

**ENERGY RATING:** Awaiting EPC



**RATEABLE VALUE:** £3,900

For qualifying occupiers 100% rates relief may be available under the Scottish Government's small business bonus relief scheme

## PRICE, RENT, LEASE DETAILS ETC:

**OFFERS OVER £35,000** are invited

Alternatively, a lease may be considered on standard, commercial, full repairing and insuring terms for a negotiable period at **RENTAL OFFERS OF £5,200 per annum** (excluding VAT and local rates).

The tenant will be responsible for water and sewerage charges and for the annual buildings insurance premium.

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

## VIEWING:

**STRICTLY** by appointment through ourselves as agents.



**REF: R556 Prepared March 2021**

## 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.
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