



**FOR SALE - UNIQUE OPPORTUNITY
EXTENDED GROUND FLOOR RETAIL/WORKSHOP WITH
BASEMENT PLUS FIRST FLOOR AND ATTIC FLAT**

32 & 32A Hamilton Road Bothwell G71 8NA

LOCATION:

At the corner of Croftbank Avenue, fronting directly on to the pavement of Hamilton Road, the B7071, Bothwell - Hamilton road, to the south east of the village centre.

A conservation village, Bothwell is recognised as an area of high amenity and has expanded over recent years with particular emphasis on quality, private residential housing.

Surrounding uses are residential and commercial, neighbouring occupiers include Shanghai Teahouse Chinese restaurant, CUT fish licensed restaurant, Bothwell Medical Rooms, Clinetix aesthetics clinic, Ivory Pinks bridal salon and there is a flatted residential development being completed to the rear.

Adjacent Hamilton and Uddingston, J5, M74, Raith Interchange is within 1 mile for Glasgow and the national motorway network

HAMILTON OFFICE:

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

CONTACT US

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DESCRIPTION:

A unique 2 storey, attic and basement property currently consisting of an extended, ground floor office and workshop with basement and a first floor and attic, self-contained flat but with excellent potential for conversion and refurbishment, for instance, retaining commercial use on the ground floor and a flat above or to separate ground floor and basement flat and first floor and attic flat, subject to all necessary local authority consents.

The commercial element currently offers 2 principal rooms and store plus a side extension and stairs down to basement, some of which is of restricted height, with access out to rear yard/garden.

The flat is accessed from Croftbank Avenue, via enclosed yard, and an exclusive, internal stair leads to generous, breakfasting kitchen, 2 rooms and shower room at first floor and double bedroom with en-suite bathroom within the attic. Gas central heating is installed in the flat supplemented by replacement, double glazing in the first floor accommodation.



AREA:

Commercial premises – 70.09 sq m / 754 sq ft or thereby gross internal area plus basement of 50.35 sqm / 542 sqft or thereby gross internal area (excluding area of restricted height).

Flat – 82.46 sqm / 888 sqft or thereby gross internal area.

RATEABLE VALUE: £11,700 (commercial premises)

COUNCIL TAX BAND : C (flat)

ENERGY RATING: E (flat). Awaiting EPC for commercial element

PRICE:

OFFERS OVER £195,000 are invited exclusive of VAT

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

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: L091 Prepared March 2022

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