



RARE OPPORTUNITY- HAMILTON TOWN CENTRE RETAIL, OFFICE AND WAREHOUSING WITH CAR PARK

7 - 31 Castle Street, Hamilton, ML3 6BU

LOCATION:

Enjoying an extensive and prominent frontage to pedestrianised Castle Street, located between the new Town Square and the Old (or Bottom) Cross within the central commercial core of Hamilton. The Hamilton Towers mixed retail, office and residential development is opposite whilst the nearby Princes Gate development also houses a number of retail and office occupiers. ASDA, Royal Bank of Scotland, Frankie & Benny's and VUE Cinema complete the occupiers on the new Town Square. Castle Street links to the more established, traditional town centre via the Old Cross to Quarry Street, Cadzow Street and the Regent Centre.

A sub-regional centre, Hamilton is approximately 12 miles south east of Glasgow, 5 miles east of East Kilbride, 2 miles west of Motherwell and enjoys a strategic location adjacent J6, M74. Hamilton has a resident population in excess of 48,000 extending to a catchment population within 6 miles of over 350,000 and a catchment of over 1,000,000 within 12 miles. Hamilton Central railway station and bus terminus are located within the town centre.

HAMILTON OFFICE:

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

CONTACT US

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www.wbcs.co.uk



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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- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DESCRIPTION:

AN EXCITING OPPORTUNITY FOR AN OWNER OCCUPIER SEEKING RETAIL, OFFICE AND WAREHOUSING WITH PRIVATE PARKING OR FOR A DEVELOPER WITH IMAGINATION AND VISION.

A complex of buildings and sites acquired and adapted over our client's ownership and resulting in a single occupational entity of retail, office and storage accommodation with generous adjoining car park.

The existing lay-out offers the following :- 2, connected ground floor retail areas with separate entrance doors and display windows to Castle Street; secondary showroom to the rear, accessed from both retail areas; separate personnel access/fire exit from Castle street frontage to male and female toilets, cleaner's cupboard and stairs to the warehousing; a stairway from the smaller retail unit leads to a first floor showroom with office off and access to attic storage together with a passage to staff room and kitchen; the principal office accommodation at first floor level from castle street is currently sub-divided by demountable partitions but has the potential to be completely open plan; first floor male and female toilets; access from the offices to 2, connected warehouses/workshops which, due to the topography of the site, are at ground level at the rear and are accessed from Campbell Street.

Most areas, with the exception of the warehousing which has a warm air blower, benefit from suspended ceilings, air conditioning and gas central heating and 3 phase electricity is installed.

With access from Castle Street, there is an adjoining tarmacadamed car park with capacity for 28 cars.

AREAS:

Ground floor (retail) - 2632 sqft/244.51 sqm
First floor offices, showroom - 2620 sqft/243.36 sqm
Storage/workshop space – 3079 sqft/286.01 sqm
Total – 8,331 sq ft/773.88 sq m or thereby net internal area

RATEABLE VALUE:

Retail, offices and stores - £27,500
Car park - £7,200

ENERGY RATING: D

PRICE:

OFFERS OVER £550,000 are invited for the whole.

We are informed VAT will not be payable on the purchase price

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

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: L093 prepared June 2022

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