



PROPERTY CONSULTANTS

TO LET / MAY SELL



122 QUARRY STREET, HAMILTON, ML3 7AX

- Extremely prominent property.
- With the benefit of Class 2 (office) consent.
- Could suit Class 3 uses such as restaurant, coffee shop etc (subject to planning).
- May suit tenants, owner occupiers or investors.

T. 0141 248 5878
www.lambertinnes.co.uk

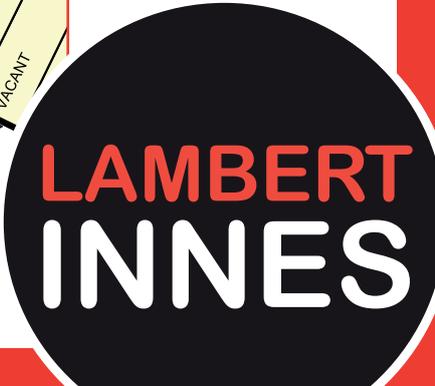


LOCATION

Hamilton is located approximately 12 miles south east of Glasgow. The town has a resident population of approx. 50,000 and a wider catchment population estimated at circa 350,000. The town is the administrative centre for South Lanarkshire Council.

The town benefits from excellent transport links via road, rail and bus. The main train and bus stations serving the town are located close to the subject property.

The property is situated at the end of Quarry Street, in an extremely visible position, and close to New Cross and Duke Street. It is also adjacent to the entrance to the **Newcross Shopping Centre** which incorporates a multi storey car park. Occupiers nearby include **Greggs, Xercise4Less, Savers, Bayne's Baker, Subway** and **Timpson**.



DESCRIPTION

The property is very attractive and extremely visible within the town centre. It is largely a freestanding building arranged over four levels with its main frontage facing towards New Cross and also benefitting from a large return frontage to Quarry Street.

The ground floor accommodation was most recently used as a banking hall. The first floor provides office space and the second floor comprises of further office space together with staffroom, kitchen and toilets. The basement provides storage space.

We estimate that the property provides the following approximate dimensions and areas:

| | | |
|------------------------|--------------------|-------------------|
| Gross Frontage | 25'0" | 7.6m. |
| Return Frontage | 49'7" | 15.1m. |
| Ground | 1,631sq.ft. | 151.5sq.m. |
| First | 1,084sq.ft. | 100.7sq.m. |
| Second | 811sq.ft. | 75.3sq.m. |
| Basement | 1,335sq.ft. | 124.0sq.m. |

** The property may be capable of subdivision. More details and indicative floorplans are available on request.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £48,500.

Uniform Business Rate (2020/2021) £0.498.

TERMS

The property is available on the basis of a new full repairing and insuring lease. Rental offers in excess of £45,000 per annum are invited.

Alternatively, our client would consider selling the property. Offers in excess of £350,000 are invited.

EPC

Available on request.

PLANNING

The last use of the property was as a bank and therefore we understand it benefits from Class 2 (Office) planning consent, however may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.



ENTRY

Further details on request.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,
Lambert Innes Property Consultants

Tel: **0141 248 5878**

Email: stephen@lambertinnes.co.uk