DM HALL

For Sale

Class 1a Retail Premises



12 Gateside Street,
Hamilton
ML3 7JG

114.55 sq m
(1,233 sq ft)

- Busy roadside position within Hamilton Town Centre.oint...
- Excellent transport links.
- Net Internal Area of 114.56 sq.m (1,233 sq.ft) approx.
- 90 % Rates Relief available, subject to occupiers status
- Offers Over £100,000 are invited.

DESCRIPTION

12 Gateside Street comprises a ground-floor retail unit within a three-storey sandstone tenement building. The upper floors are predominantly residential.

Internally, the property offers a large open-plan sales area leading to multiple treatment rooms, storage space, staff facilities, and rear access. The flexible layout is suitable for a variety of retail or commercial uses, subject to consent.

An indicative floor plan is available to demonstrate the layout.









LOCATION

Gateside Street is situated on one of the principal arterial routes surrounding Hamilton town centre, benefiting from excellent accessibility. The property occupies a prominent position on the west side of Gateside Street, adjacent to its junction with Quarry Street.

Hamilton, the administrative centre of South Lanarkshire, has a population of over 55,000 and lies approximately 12 miles south-east of Glasgow and 5 miles east of East Kilbride. The town is well-served by public transport, with two railway stations nearby, including Hamilton Central, which is only a short walk from the property.

The surrounding area accommodates a mix of national and local retailers and food outlets, including Pizza Hut Delivery, a local barbers, and Laurie Ross Insurance, among others.

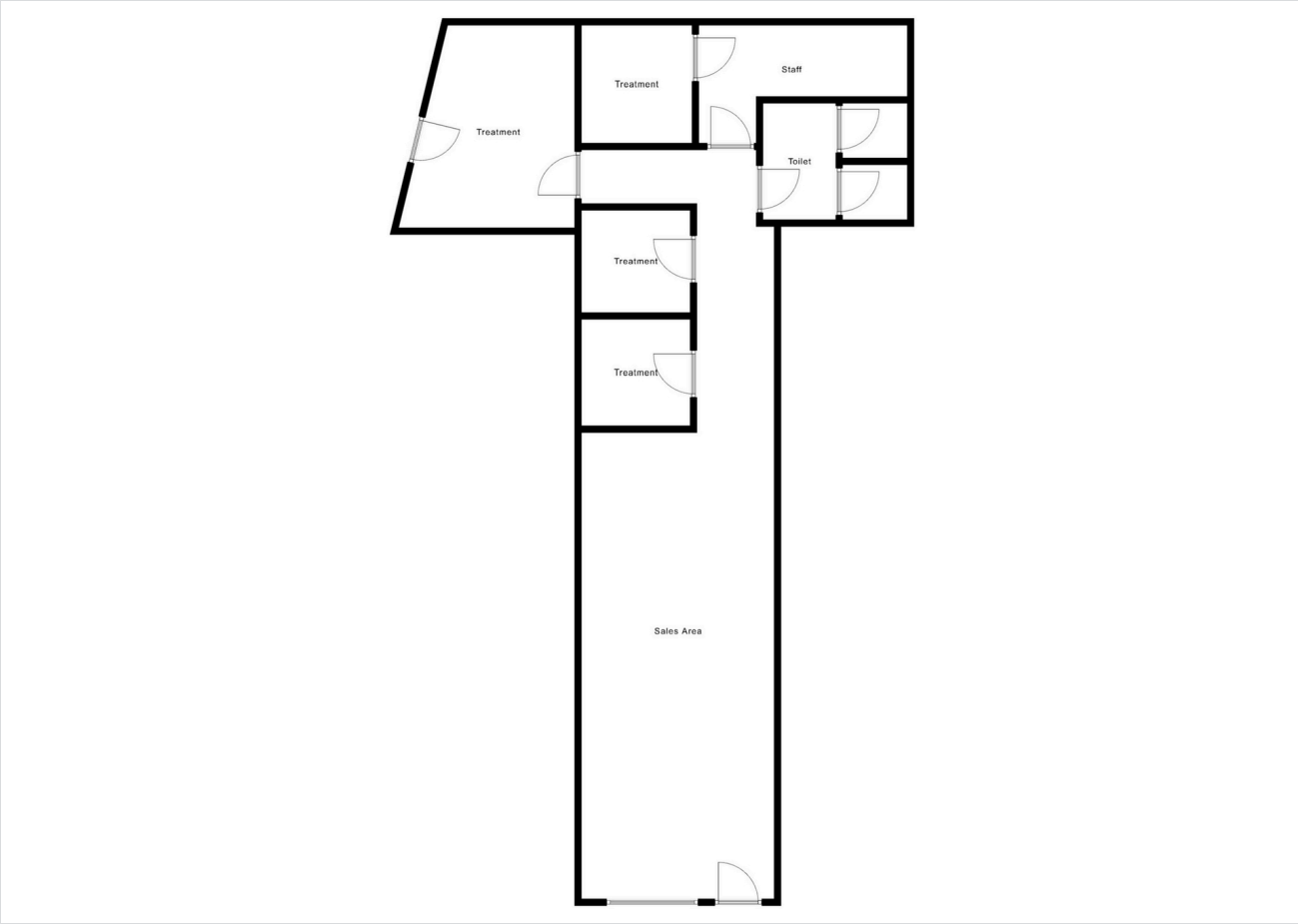
FLOOR AREA

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Building Type	Size
Ground	Ground	-	Retail	1,233 sq ft
Total				

TERMS

Offers over £100,000 are invited for the purchase of our client's heritable interest in the premises.



EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

PRICE

Offers in excess of £100,000

NON-DOMESTIC RATES

Rates Payable: It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 90% rates relief, subject to occupiers' status.
Rateable Value: £12,400

VIEWING & FURTHER INFORMATION

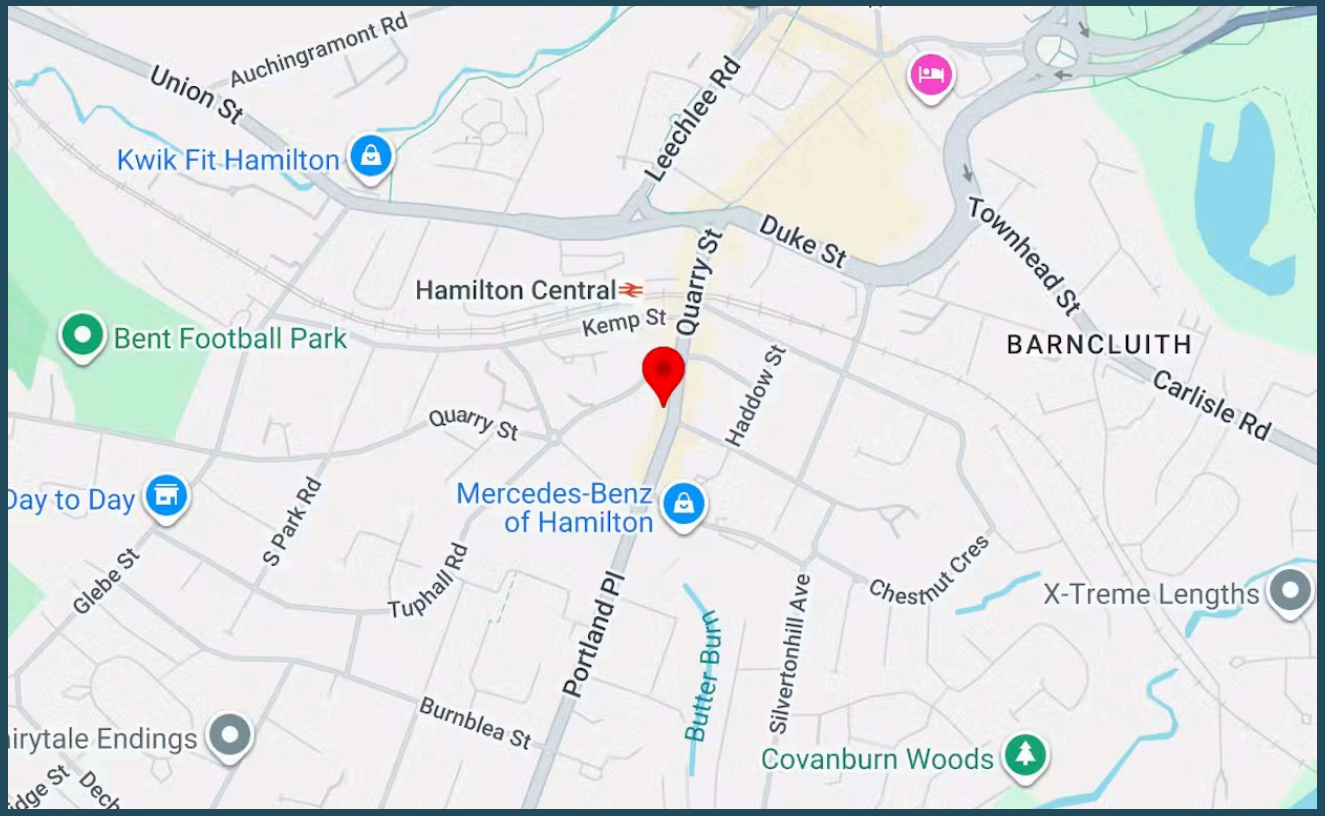
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: WSA2976

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