TO LET - RETAIL

81 QUARRY STREET

HAMILTON, ML3 7AG

KEY HIGHLIGHTS

- 688 sq ft
- High Footfall
- Qualifies for 100% Rates Relief
- £10,000 pa excl of VAT
- Town Centre location
- Ample parking
- 688 sq.ft (63.94 sq.m)

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Lapsley McManus

SUMMARY

Available Size	688 sq ft
Rent	£10,000 per annum The premises are available on a new full repairing & insuring lease
Rateable Value	£8,100 Qualifies for rates relief
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The premises comprise a ground floor shop unit within a 3 storey sandstone terrace property with residential above.
The shopfront is aluminium framed with a centrally positioned glass entrance door, set behind remote control operated security shutters. The shop comprises a deep front shop leading to rear ancillary areas with a sink / tea prep and a toilet. There is rear loading access to the via a roller shutter. The walls in the front section are slat wall covered. There is a spending ceiling with integrated LED lights .

LOCATION

Hamilton lies approximately 12 miles south-east of Glasgow City Centre within in the South Lanarkshire Local Authority Region. More specifically, the subjects are situated on Quarry Street, Hamilton's principle retailing street where the Regents Shopping Mall can be found, and home to a mix of national and local occupiers including include Specsavers, Baynes the Bakers, DD VIP Barbers, Harper Eyecare, Boots, Timpsons and Nationwide. On-street parking is provided within the vicinity as well as there being various pay and display car parks. Hamilton Train and Bus Station are a 5 minute walk south.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	688	63.92	Available
Total	**688**	**63.92**	

BUSINESS RATES

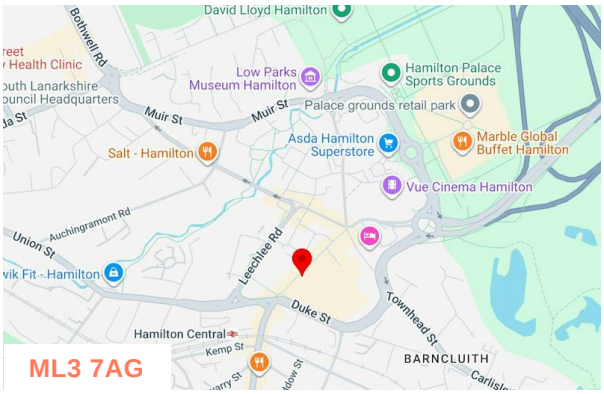
RV: £8,100
Payable: £0.00

COMMON CHARGES

The tenant shall pay an equitable share of the common charges for maintenance of the common parts of the building.

ENERGY PERFORMANCE CERTIFICATE

Upon request



VIEWING & FURTHER INFORMATION

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