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TO LET

Takeaway

82 BRANDON STREET, HAMILTON, ML3 6AB

The subjects comprise a ground floor hot food takeaway within a mixed-use building. The building is arranged over two floors.

- Prominent trading location
- Good standard fit-out
- Turnkey opportunity
- VAT free rent
- Rates exemption potential
- 25.92 sqm (279 sq ft)

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LOCATION

The property is located on the north side of Brandon Street (A724), close to its junction with Hope Street in Hamilton. The A724 is one of the main arterial routes running through Hamilton town centre and carries a high traffic volume at most times of day with shops occupied by an interesting mix of national and local traders.

The property enjoys excellent public transport connections, with regular bus services passing along Brandon Street. The nearest rail links are from Hamilton Central train station which takes less than a 2 minute drive to reach. Nearby occupiers include Kwik Fit, The Kurry Lounge, and Royal Mail.

DESCRIPTION

The subjects comprise a ground floor hot food takeaway within a mixed-use building. The building is arranged over two floors.

Externally, the aluminium and glazed frontage shop sits under a non-illuminated fascia board and is accessed via a single pedestrian door which leads into the sales area. The frontage is protected by an electric roller shutter. Internally, the space is fitted out to a good standard with extract ventilation, a range of stainless steel sinks, basins & fitments.

A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is of tile, walls covered with splash backs and the PVC ceiling incorporates LED spot and pendant lighting. There is a store and staff welfare facilities to the rear of the shop.

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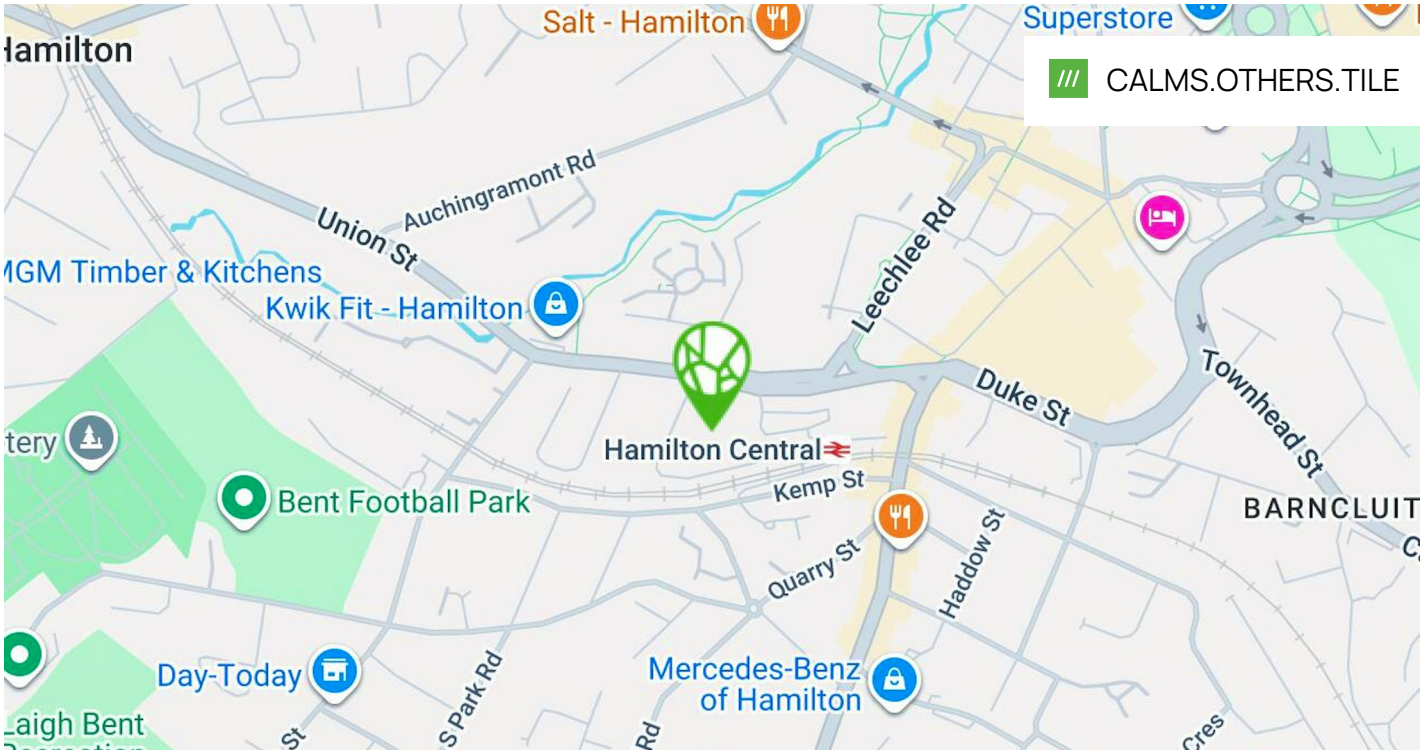

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EATS
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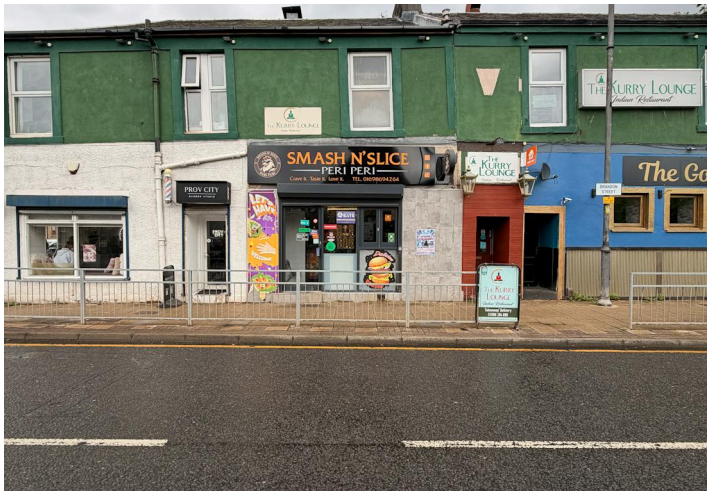
GLASGOW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THE KURRY LOUNGE
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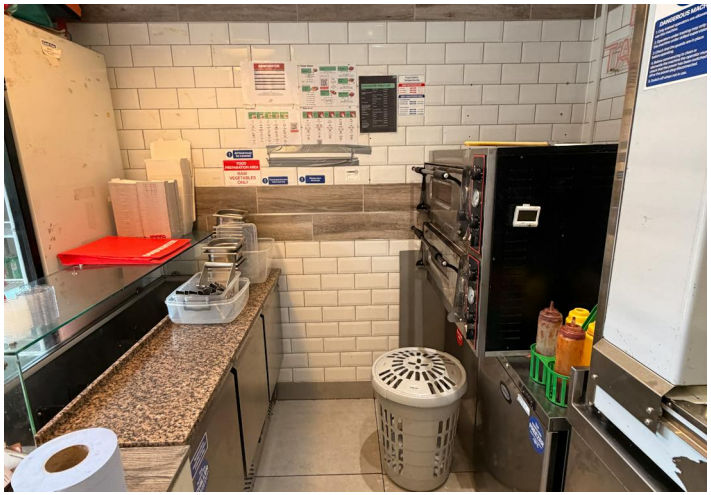

BLOCK 45

EATS
BLOCK 45

EATS
BLOCK 45

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	279	25.92

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £3,100.

The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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