

FOR SALE - OFFICE / RETAIL

129 QUARRY STREET

HAMILTON, ML3 6QS



KEY HIGHLIGHTS

- 1,872 sq ft
- On-street parking provided on the surrounding streets
- Arranged over single level
- Immediately next to Hamilton Railway and Bus Station
- Nearby occupiers include St Andrews Hospice, Ronzio, Imogen Walker MP Office and Baynes Bakery

SUMMARY

Available Size	1,872 sq ft
Price	£125,000
Rates Payable	£6,424.20 per annum Some occupiers may be eligible for 77.5% rates relief under the Small Business Bonus Scheme.
Rateable Value	£12,900
VAT	To be confirmed
EPC Rating	Upon enquiry

DESCRIPTION

Ground floor Mid-terraced retail/office premises which forms part of a 3 storey building.

Externally benefits from a large shopfront. Internally provides open-plan accommodation at ground floor level with customer counter, disabled WC and staff kitchen/WC's to the rear.

The premises are open plan but could be sub-divided to suit a variety of occupier needs.

Suspended ceilings with integrated lighting throughout.

LOCATION

Hamilton lies approximately 12 miles south-east of Glasgow City Centre within the South Lanarkshire Local Authority Region.

More specifically the subjects are situated on the west side of Quarry Street close to its intersection with Brandon Street/Duke Street and immediately next Hamilton Railway and Bus Station.

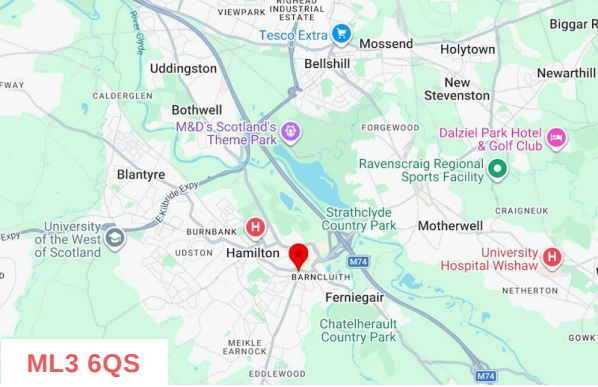
On-street parking is provided on the surrounding streets.

Nearby occupiers include Phoenix Tattoo, Remploy, William Hill, Ronzio Coffee House and Hamilton Dental Care.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,872	173.91	Available
Total	1,872	173.91	



VIEWING & FURTHER INFORMATION

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