LAMBERT INNES

PROPERTY CONSULTANTS

PROMINENT RETAIL UNIT

TO LET



HAMILTON, 143 QUARRY STREET, ML3 7HR

- Visible corner site in excellent town centre location.
- Potential for 100% rates relief via the Small Business Scheme.
- Prominent position on a busy road with high levels of passing traffic.
- Very well fitted internally.
- Nearby occupiers inc.Dominos, William Hill & Hamilton Dental Care.

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

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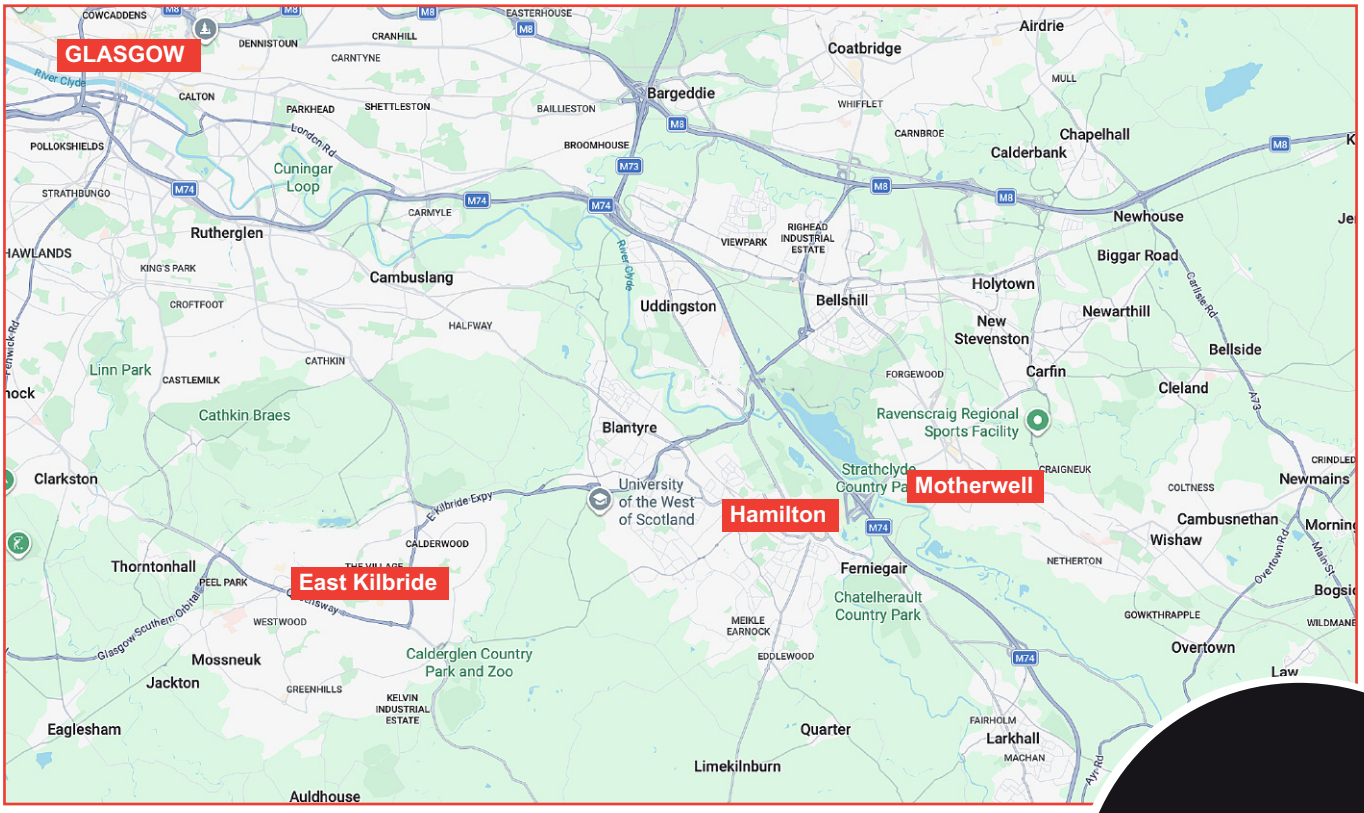
LOCATION

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 occupies a prominent corner location at the junction of Quarry Street and John Street and benefits from a high volume of passing vehicular traffic. There is plenty of on-street parking in the immediate vicinity. Occupiers nearby comprise a mix of national and local operators including Dominos Pizza, William Hill, Hamilton Dental Care and Igloo Estate Agents.





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DESCRIPTION

The property comprises a well-proportioned shop unit arranged over ground floor only.

The shop has a prominent corner entrance door and has good window displays to both frontages creating a bright interior. The unit is in very good condition having been comprehensively refurbished a few years ago.

Internally the shop provides open sales space to the front as well as separate rooms for storage etc. To the rear there are staff kitchen & toilet facilities as well as separate customer toilets.

We estimate that the property provides the following approximate accommodation:

Gross Frontage (Quarry St)	**25'3"**	**7.7m**
Gross Frontage (John St)	**29'6"**	**9.0m**
Ground Floor	**926sq.ft.**	**86.0sq.m.**

RATING

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

Rateable Value - £9,800.
Uniform Business Rate (2026/2027) - £0.481.

*** An ingoing tenant may qualify for up to 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.*

TERMS

The property is available on a long-term lease and rental offers in excess of £12,500 per annum are invited.

EPC

Available on request.

PLANNING

The current use of the property is a hair salon and therefore we understand it will benefit from Class 1A (Shops, Financial, Professional and Other Services) planning consent; however, it may be equally suitable for alternative uses.

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

LEGAL COSTS

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

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

ENTRY

Early entry is available.







ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,
Lambert Innes Property Consultants
Tel: **0141 248 5878**
Email: **stephen@lambertinnes.co.uk**

May 2026

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