

# TO LET/FOR SALE

## PROMINENT RETAIL UNIT

77 QUARRY STREET, HAMILTON, ML3 7AG



Net Internal Area 209 sq m (2,253 sq ft)

## **LOCATION**

Hamilton is situated approximately 13 miles south-east of Glasgow. The town has a resident population in excess of 50,000 persons and a wider catchment estimated to be in the region of 350,000 within 10 kilometres. The town has its own railway station linking to Glasgow and the adjacent M74 motorway provides excellent road access.

Situated on the south side of Quarry Street, multiple retailers nearby include Hallmark Cards, Stead & Simpson, Cheque Centre and Specsavers.

## **DESCRIPTION**

The subjects comprise an attractive ground floor retail unit forming part of a traditional three storey sandstone building. Internally the unit has front sales area with rear staff and storage accommodation.

## **ACCOMMODATION**

The property has the following Net Internal Area and dimensions:

Gross Frontage:	8.76 m	29 ft 9
Net Frontage:	8.06 m	26 ft 5
Ground Floor Area:	209.30 sq m	2,253 sq ft

## **TERMS**

Rental offers in excess of **£40,000 per annum** are sought. A fixed price of **£300,000** is sought for our client's heritable interest.

## **RATES**

The property is entered in the Valuation Roll with a Rateable Value of £36,000.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs. Any ingoing tenant/purchaser will be responsible for any Stamp Duty Land Tax, Registration dues and VAT thereon.

## **FURTHER INFORMATION**

For further information and viewing arrangements please contact:

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