

# Culverwell

PROPERTY CONSULTANTS

## PROMINENT RETAIL UNIT FOR SALE

106 QUARRY STREET, HAMILTON, ML3 7AX

### LOCATION

Hamilton is situated approximately 13 miles south east of Glasgow and is one of the major West of Scotland conurbations outwith the city. The town has a railway station linking to Glasgow and the adjacent M74 motorway network provides an excellent road link to central Scotland and beyond. The town has a residential population in excess of 50,000 persons and a catchment estimated in the region of 350,000 within 6 miles.

The subjects occupy a prominent position on Quarry Street which is the town's main uncovered retailing thoroughfare. Multiple retailers situated in the immediate vicinity include Subway, Specsavers, Hallmark Cards, Timpsons and First Choice.

### DESCRIPTION

The subjects comprise a double windowed retail unit arranged over the ground floor only of a substantial stone built building under a pitched and slated roof.

### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	18 ft 0 ins	5.49 m
Net Frontage	16 ft 6 ins	5.03 m
Ground Floor Area	611 sq ft	56.76 sq m

### RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£15,800
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

### PLANNING

We understand that the property currently benefits from Class 1 (Retail) consent. Interested parties are advised to make their own enquiries directly with the local Planning Department in respect of alternative uses.



### PRICE

Offers in the region of £125,000 are invited for the heritable interest with the benefit of a short term licence to the existing occupier expiring 31st July 2013. Further details available upon request.

### LEGAL COSTS

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

### ENTRY

By agreement.

### VIEWING AND FURTHER INFORMATION

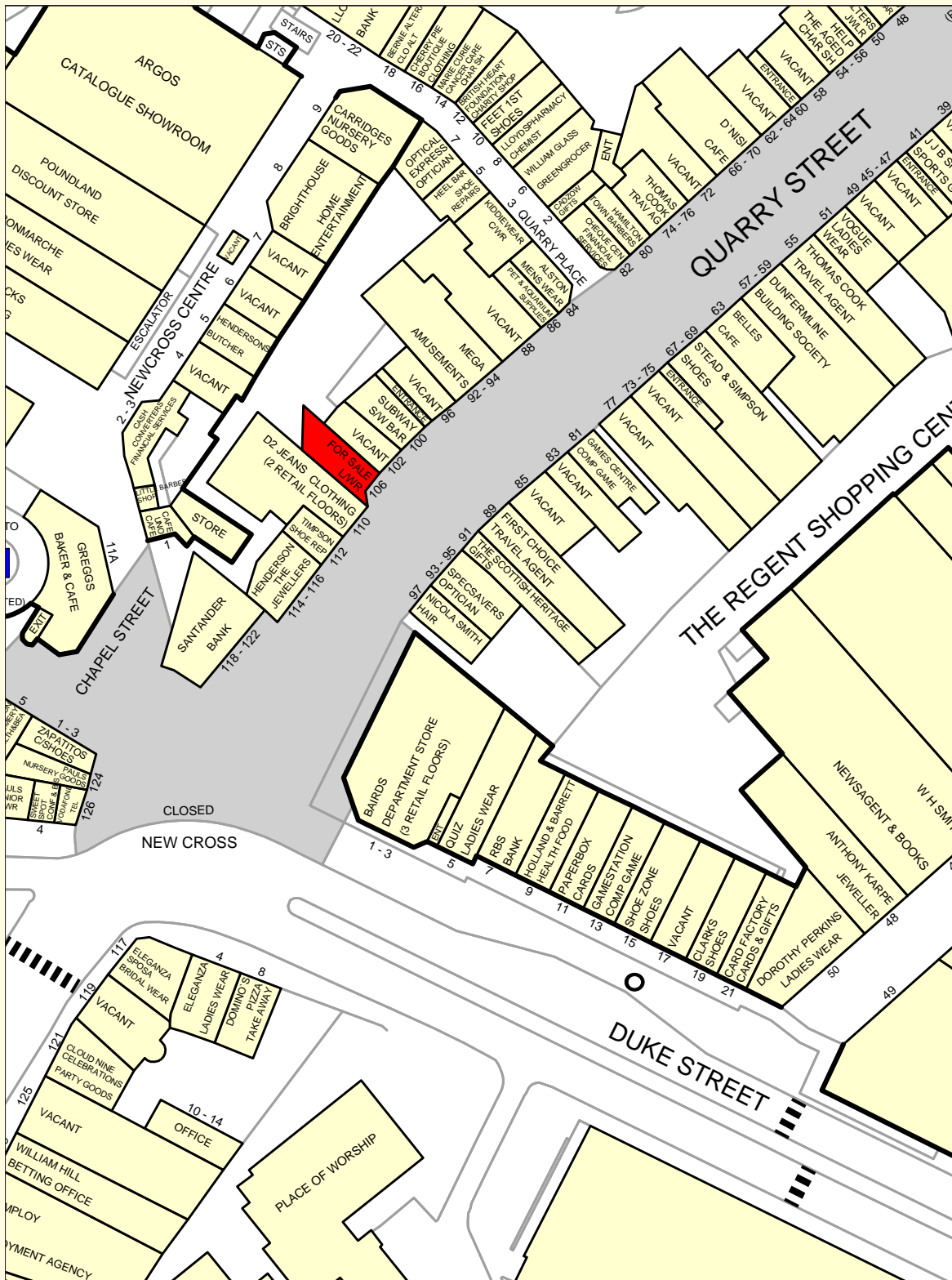
Strictly by appointment through the sole letting agents:

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Misrepresentation Act 1967: See Important Note Overleaf



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March 2012

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