

TO LET - RETAIL

2-4 QUARRY STREET
HAMILTON, ML3 7AR



KEY HIGHLIGHTS

- 637 sq ft
- Highly prominent Class 1A premises
- New FRI lease available - £15,000 per annum - no VAT
- Nearby occupiers include Primark, Greggs, William Hill, The White Room Hair Salon and Cartys Solicitors
- Available for immediate occupation
- Commands a highly prominent position on the corner of Quarry Street and Cadzow Street
- Eligible for 100% rates relief

SUMMARY

Available Size	637 sq ft
Rates Payable	£3,535.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£7,100
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise a highly prominent double fronted ground floor corner retail unit.

2 x customer entrances are provided which lead into 2 x main open-plan areas with a WC found in the middle.

The property is ideal for retail / salon / cafe / office / boutique type uses.

LOCATION

Hamilton is located approximately 12 miles south-east of Glasgow city centre with a population of approximately 50,000 and a catchment of approximately 350,000 within a 10 mile radius.

More specifically the subject property is located in the heart of Hamilton town centre commanding a high position on the corner of Quarry Street at Hamilton's "Old Cross" where Quarry Street meets Cadzow Street, Castle Street, Keith Street and Townhead.

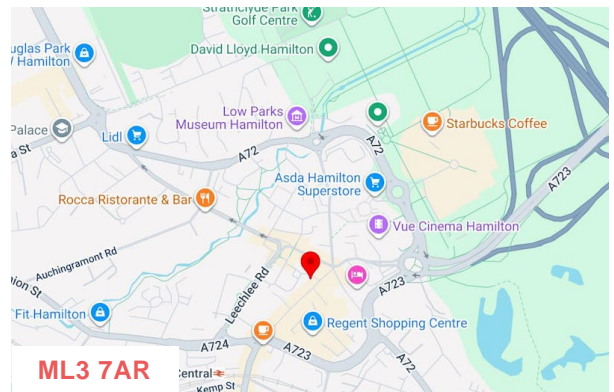
On-street parking is provided on the surrounding streets whilst Hamilton Central Railway Station and Hamilton Bus Station are a 10 minute walk south.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	637	59.18	Under Offer
Total	637	59.18	



VIEWING & FURTHER INFORMATION

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